

# Public Document Pack

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Monday, 1 February 2021

Dear Sir/Madam

## **CABINET**

A meeting of the Cabinet has been arranged to take place on **Tuesday, 9th February, 2021** at **6.00 pm** to consider the following business.

In light of the current Covid-19 pandemic and government advice on social distancing, the meeting will be held online and streamed live on the Council's [YouTube channel](#).

A handwritten signature in black ink, appearing to read 'Christie Tims'.

Christie Tims  
**Head of Governance and Performance**

**To: Members of Cabinet**

Councillors Pullen (Chairman), Eadie (Vice-Chair), Cox, Lax, E Little, Smith, Strachan and A Yeates



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## AGENDA

1. Apologies for Absence
2. Declarations of Interest
3. Local Plan Review 2040 Publication (Regulation 19) Consultation 3 - 614
4. Money Matters 2020/21: Review of the Financial Performance against the Financial Strategy 615 - 640
5. Medium Term Financial Strategy (Revenue and Capital) 641 - 726
6. Payroll Contract 727 - 730
7. **Exclusion of Public and Press**

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

8. Confidential Appendix to Item 6 (Payroll Contract) 731 - 732

This item is to be considered in private since it involves the likely disclosure of exempt information (as defined by Paragraph 3, Part 1 of Schedule 12A of the Local Government Act 1972) relating to the financial interests of the council and the financial and business affairs of other organisations.



# Local Plan Review 2040 Publication (Regulation 19) consultation

Report of the Cabinet Member for Visitor Economy and Local Plan

Councillor I. Eadie



Date:	9 February 2021
Agenda Item:	3
Contact Officer:	Phil Stephenson
Tel Number:	07816 364757
Email:	Philip.stephenson@lichfielddc.gov.uk
Key Decision?	YES
Local Ward Members	All

**CABINET**

## 1. Executive Summary

- 1.1 The Lichfield Local Plan 2040 (formerly known as the Local Plan Review) is the key document that provides the framework to guide future planning decisions in the District of Lichfield. It is based on national policy and guidance, an assessment of local housing and employment needs, and meeting objectives that have been defined through a number of consultations since 2018. The Local Plan 2040 once adopted will replace the current Local Plan Strategy and Allocations documents with the exception of a number of 'saved' policies, which are saved and maintained as part of the local plan due to their relevance.
- 1.2 The Regulation 19 (or Publication) version of the Local Plan 2040 represents the final stage of the plan-making process before the submission of the document to Government for examination in public. The document prepared at this stage is the document which the Council intends to submit for this examination. The publication version of the plan will be formally consulted upon prior to submission for examination. All representations made during the Regulation 19 consultation period are passed to the Inspector appointed by Government to examine the Local Plan for them to consider as part of the Examination in Public.
- 1.3 This report updates the committee on the progress of the Local Plan 2040 including the intended publication and consultation upon the publication version of the document prior to its submission for Examination in Public. It may also be necessary to return to Cabinet should the Covid-19 pandemic continue longer than expected and this has a substantial impact upon the gathering of the final elements of the evidence base.

## 2. Recommendations

- 2.1 That the Cabinet agree to the publication of the Local Plan 2040 publication document (**Appendix A**) and accompanying policy maps (**Appendix B**) for the purposes of public consultation with dates for public consultation yet to be decided due to current restrictions around Covid-19 and submission for Examination in Public thereafter. Consultation will take place as soon as is practicably possible in the spring, taking into account ongoing restrictions due to Covid-19.
- 2.2 That the Cabinet delegates authority to the Cabinet Member for Visitor Economy & Local Plan in consultation with the Head of Economic Growth and Development to agree the dates and strategy for the consultation having regard to national regulations and the Statement of Community Involvement (SCI), make any changes to the appearance, format and text of the Local Plan 2040 publication document or the supporting documents prior to consultation in the interests of clarity and accuracy.

- 2.3 That Cabinet note that the Local Plan 2040 publication document will be brought back before Cabinet if future evidence indicates the need for significant changes to the Local Plan 2040 publication document for further detailed consideration. It may also be necessary to return to Cabinet should the Covid-19 pandemic continue longer than expected and this has a substantial impact upon the gathering of the final elements of the evidence base.

## 3. Background

- 3.1 The purpose of this report is to present the Cabinet with the publication version (**Appendix A**) of the Local Plan 2040 (formally known as the Local Plan Review) and to update the Cabinet of the proposed next steps for the Local Plan.
- 3.2 Once adopted, the Local Plan 2040 will replace both the adopted Local Plan Strategy and Allocations documents, with the exception of a small number of 'saved policies' where these are still considered to be relevant to the development strategy for the district (such as the local allocations and retail policies) will be carried forward. Members of Cabinet will be aware of the need for the Council to review its local plan. The need for the review was established through the examination of the adopted local plan allocations document which requires the Council to submit its local plan review by the end of December 2021. If the Council does not meet this requirement then the adopted local plan could become 'out of date'.
- 3.3 The Local Plan 2040 has now reached an advanced and important stage of its preparation. The draft Local Plan 2040 publication document (**Appendix A**) and its accompanying policy maps (**Appendix B**), along with its supporting evidence base (**Appendix C**) has been prepared and represents the version of the plan which the Council intends to consult upon (Regulation 19 consultation) before submission to the Government for Examination in Public (EiP) by the Planning Inspectorate. The publication version of the Local Plan 2040 should be seen as the Council's settled view of the contents of the plan it intends to submit for examination. All responses received during the Regulation 19 consultation are in effect made to the Inspector and will be passed on the appointed Planning Inspector for their consideration once the Local Plan is submitted for examination.
- 3.4 The Local Plan 2040 publication document has built upon the extensive work which has taken place since 2018, when the process of reviewing the Local Plan began. The main stages of this have been as follows:
- [Scope, Issues and Options](#) (April 2018) – which marked the first stage on the process and set out the scope of the local plan review and presented its key issues along with a number of options;
  - [Preferred Options and Policy Directions](#) (January 2019) – this document set out potential spatial options for the district and the broad preferred approach to the managing development;
  - [Preferred Options](#) (November 2019) – this document set out the spatial strategy including proposed strategic sites and a number of policies for the management of development; and
  - Local Plan 2040 Publication (**Appendix A**) – this is the proposed submission plan (**The current stage**).
- 3.5 The Local Plan 2040 publication document completed this work and represents the full version of the plan which it is intended should be submitted for Examination in Public. The document includes a number of Strategic Policies, including the levels of development to be delivered to 2040 (and sites to deliver these requirements), and a suite of 'Local Policies' which are principally focussed on development management issues relevant to the determination of planning applications, for example such as those setting open space standards and the levels of affordable housing to be required.

- 3.6 As set out at paragraph 3.2 of this report there is an established need for the Council to review its local plan within the adopted local plan. In addition to this it is important to recognise the implications if the local plan is not progressed. Should the current local plan become out of date this will have implications for the control of development within Lichfield District making it more difficult to resist planning applications which do not conform with the current local plan. Once adopted the Local Plan 2040 will ensure the District has an up-to-date local plan for a number of years. Members of the Cabinet will also be aware of the proposals for a reformed planning system which were set out in the Governments 'Planning for the Future' white paper in 2020.
- 3.7 Whilst the outcomes of the Government's consultation are still awaited it is worth noting that the adoption of the Local Plan 2040 would likely mean the Council benefits from 'transitional arrangements' once any newly reformed planning system is introduced. This will mean that the Council will continue to use its adopted local plan whilst giving it time to develop a plan under any new system.

#### *Key areas of the Local Plan 2040*

- 3.8 This section of the report provides a brief overview and summary of some of the key aspects of the draft Local Plan 2040 (**Appendix A**). Members will note that the full text of the draft Local Plan 2040 provides the full detailed wording of all policies and proposals. The following bullet points summarise some of the key elements of the Local Plan:

#### *Housing requirement and development:*

- The overall housing requirement of the draft Local Plan 2040 is 9,727 within the plan period (2018-2040). The requirement is made up of Lichfield District's Local Housing Need (LHN) of 7,062 and a contribution of 2,665 homes towards meeting the unmet needs arising from the Greater Birmingham and Black Country Housing Market Area (GBBCHMA). LHN is established through a nationally set standard calculation and this sets the minimum housing requirement for the District. As members will be aware National Planning Policy also requires authorities to help to meet unmet needs from neighbouring authorities where this exists. The Local Plan 2040 also includes a 'buffer' in the supply of homes to ensure that if circumstances change and any sites do not come forward then sufficient supply is available to compensate for this.
- The housing requirement will be delivered through a combination of existing committed developments and allocations from the current local plan alongside four proposed Strategic Housing Allocations which are detailed within the Local Plan 2040. These allocations are:
  - Land north east of Lichfield City Strategic Housing Allocation – approximately 3,300 homes.
  - Land west of Fazeley Strategic Housing Allocation – approximately 800 homes.
  - Land off Huddlesford Lane, Whittington – approximately 75 homes.
  - Land off Hay End Lane, Fradley – approximately 500 homes.
- The Local Plan includes a number of policies relating to the design and types of homes to be delivered within the District, including the level of affordable homes which will be required from residential development.

## *Employment and Economic Development*

- The Local Plan will provide for approximately 85 hectares of land for employment uses. The Local Plan identifies that this requirement can be met at existing employment locations; and
- The local plan provides support for the District's visitor economy.

## *Looking to the future*

- The Local Plan 2040 includes a range of measures to assist with managing the impacts of climate change. This includes policy to require the increased delivery of electric vehicle charging points in new development and the prioritisation of solar farms on brownfield land amongst other measures such as increasing energy efficiency of new development and locating development in proximity to areas which benefit from links to public transport; and
- The Local Plan 2040 also identifies a number of future actions of the District Council in respect of local planning which would follow the adoption of the Local Plan 2040. This includes the preparation of an Area Action Plan (AAP) for Burntwood which will focus on retail and brownfield sites within the settlement. The Local Plan also notes that the Council is seeking to look toward the identification of a 'new settlement' which could assist with the Council's growth beyond the plan period.

## *Evidence Base*

- 3.9 The previous stages of the Local Plan 2040 including their three public consultations, has been informed by a significant body of technical evidence. Such evidence has been prepared and as detailed in previous 'Local Plan Update' reports to the Economic Growth, Environment and Development O&S committee has been presented to the Local Plan sub-committee for their consideration. A key test of the Examination in Public is that the Local Plan has been robustly prepared and is justified by technical evidence. The Local Plan 2040 publication document has been prepared having regard to its evidence base.
- 3.10 The ongoing impacts of Covid-19 are continuing to hinder the ability of the Highway Authority and Staffordshire County Council to begin the work required to complete the Infrastructure evidence, specifically the transport modelling. It had been hoped that the traffic counts which provide data for this work would be able to commence in autumn 2020 and spring 2021. It is unclear when modelling work can take place now that we are in a third national lockdown, since transport networks are not yet fully in normal operation and it is important to gather reliable data on existing travel patterns. Lichfield Local Plan officers and the County Council are in regular talks to see if there is a way this can be expedited – but at present this remains a significant risk to delivery of the programme. Officers have sought assurance from the County Council that this work will be expedited as soon as is possible and that work undertaken to present has not, so far, indicated any 'show stoppers' in terms of transport issues which could significantly impact upon the delivery of the Local Plan's spatial strategy.
- 3.11 The Sustainability Appraisal (SA) and Habitats Regulations Assessments (HRA) updates have both been commissioned and earlier versions of these reports are included in the evidence list at **Appendix C**. An interim SA report has been produced to support the Cabinet version of the Plan (**Appendix D**), along with an updated HRA statement (**Appendix E**). The SA and HRA assessments will continue to be produced, and impacts assessed as these pieces of work are iterative in nature, and must examine any new evidence base elements, along with any changes to the plan, even as part of main modifications if needed. Elements of the work relevant to air quality are related to the further transport assessment work which is ongoing and is delayed by the Covid-19 restrictions on transport survey work. The

consultants are instructed to complete the work as soon as the removal of restrictions permit and have provided written assurance at this stage that the draft Local Plan 2018 - 2040 is in compliance with regulations and guidance.

- 3.12 Whilst ideally this evidence base work would be fully complete at this time, the Covid-19 situation and the need to progress plan making mean that it is reasonable and proportionate to act on the evidence gathered to date. Since the work to collect this evidence has already begun, and interim reports on the outstanding evidential areas related to SA and HRA have been prepared, the evidence base collection is not retrospective. Given the evidence base which has been collected to date, and the three previous consultations on the Plan during the years of Plan preparation from 2018 the Council has enough evidence to shape the plan and take its settled view of what it should contain.
- 3.13 In the unlikely event that severe harm which cannot be mitigated to either transport or habitats emerge during the final stages of evidence gathering, the plan will be returned to Cabinet for further consideration. It may also be necessary to return to Cabinet should the Covid-19 pandemic continue longer than expected and this has a substantial impact upon the gathering of the final elements of the evidence base.

#### *Consultation with Members*

- 3.14 The Local Plan 2040 was considered by members of the Economic Growth, Environment and Development Overview and Scrutiny committee in January 2020. The committee was asked to note the content of the Local Plan document and the next steps (as set out below in this report). An online recording is available via the [Council's website](#). The following represents an officer summary of the key areas of debate which were held at the overview and scrutiny meeting:

- Support for the amount of work which Officers and members have put into bringing forward the Local Plan 2040 and its associated evidence to this stage;
- It is important to progress with a Local Plan and get to the stage where the plan is adopted as this will give the Council the ability to determine planning applications in accordance with an up-to-date plan and reduce the risk of losing control of decision-making;
- Important to progress the plan now in order to meet housing needs which are arising now;
- There were some views expressed by an elected member that the Council should stop or pause the process of progressing a local plan at this time to await the full transport evidence, consider alternative site options, or, as some other authorities have, await the outcome of the government's 'planning for the future' white paper;
- Support for the approach of securing affordable homes which is considered to be likely to provide greater numbers of affordable homes in the future;
- Concerns were expressed over the housing requirement and some of the strategic housing sites, in particular that at Fazeley. Concerns raised related to infrastructure issues and previous levels of public objection; and
- Concern over the loss of Green Belt, although some members felt that the plan as drafted minimises such losses.

#### *Next Steps*

#### *Consultation proposals*

- 3.15 The Council are required to undertake a formal consultation on the Local Plan 2040 publication document, as required by Regulation 19 of the Local Plan Regulations. As noted in paragraph 3.3 of this

report all representations which are duly made during the consultation will be provided to the appointed Planning Inspector for consideration as part of the Examination in Public. Members should note that all representations made during that consultation are in effect made to the Planning Inspector rather than the Council.

- 3.16 The Council has an adopted [Statement of Community Involvement](#) (SCI) which sets out the process for engagement at different stages of Plan making. The Council's SCI was updated in 2020 to take account of temporary legislation regarding Covid-19 (Coronavirus) to ensure that any consultation which takes place follows the latest guidance in relation to the pandemic.
- 3.17 The plan will be subject to transfer onto the Council's consultation system and improvements to graphics and presentation will be made, along with arrangements for the consultation. The date of the consultation to begin and end will be agreed by the Cabinet Member for the Visitor Economy and the Local Plan in consultation with the Head of Economic Growth and Development at that time and it is recommended that delegated authority be granted to do this.
- 3.18 The anticipated timescale for the consultation and submission of the Local Plan 2040, subject to the decision of Cabinet, is as follows:
- Regulation 19 Consultation – Spring/Summer 2021;
  - Submission – Summer/Autumn 2021; and
  - Examination in Public – Winter 2021/2022.
- 3.19 An update to the Local Development Scheme will be required to reflect the above prior to the submission of the Local Plan 2040 to Examination in Public.
- 3.20 Consultation on the publication document will be undertaken in accordance with the adopted SCI, legislation and will include the following:
- 6 weeks of consultation;
  - Publish the document on the Councils website;
  - Make available in alternative formats if requested; and
  - Engage with stakeholders using a range of methods set out within the adopted SCI.

#### *Drafting of the publication document*

- 3.21 Members will note that the Local Plan 2040 publication document and its policy maps appended to this report represents a draft 'plain text' version of the document. Further work to finalise this document, including the addition of graphics, figures and further formatting will be required. Additionally, further to the above it may be necessary to make some minor changes to the appearance, format and text of the Local Plan 2040 publication document or the supporting documents prior to consultation in the interests of clarity and accuracy. It is recommended that such any such changes be agreed by the Cabinet Member for the Visitor Economy and the Local Plan in consultation with the Head of Economic Growth and Development.
- 3.22 Should there be any major changes to the key aspects of the Plan as a result of the ongoing work on the evidence base, the plan will come back to Cabinet for these changes to be considered. It may also be necessary to return to Cabinet should the Covid-19 pandemic continue longer than expected and this has a substantial impact upon the gathering of the final elements of the evidence base.



Alternative Options	<ol style="list-style-type: none"> <li>1. Cabinet determine not to publish and consult upon the Publication version of the Local Plan 2040. This would result in the plan going back to an earlier stage of progress, and would delay the plan making process</li> <li>2. Cabinet seek changes to the Publication version of the Local Plan 2040. This would result in the plan going back to an earlier stage of progress, and would delay the plan making process</li> </ol>
Consultation	<ol style="list-style-type: none"> <li>1. Consultation has been undertaken on the previous stages of the Local Plan Review.</li> <li>2. The Local Plan 2040 has been presented to members of the Economic Growth, Environment and Development Overview &amp; Scrutiny Committee in January 2020.</li> <li>3. The Publication version of the Local Plan when agreed will be consulted upon as described within this report. The District Council will collate and catalogue all representations received during the Regulation 19 consultation and submit these to the Planning Inspectorate as part of the Examination in Public. It should be noted that as such representations are, as required by the regulations, made to the Inspector and the District Council will not respond individually to each representation.</li> </ol>
Financial Implications	<ol style="list-style-type: none"> <li>1. Officer time will be needed to run the consultation on the Lichfield District Plan 2040</li> <li>2. The costs of consultation will be met within approved budgets.</li> <li>3. Officer time will be needed to run consultation events and / or e-consultations on the Lichfield Local Plan 2040</li> </ol>
Contribution to the Delivery of the Strategic Plan	<ol style="list-style-type: none"> <li>1. Supports the priority of 'Enabling People' through Local Plan preparation which makes provision for growth in housing and other land uses informed by public consultation so they can live healthy and active lives.</li> <li>2. Supports the priority of 'Shaping Place' through the Local Plan preparation for allocation of new land uses, preserving the districts assets and ensuring growth is done sustainably and with balanced infrastructure provision.</li> <li>3. Supports the priority of 'Developing Prosperity' through the Local Plan preparation which makes provision for land use allocations including employment and residential use, thereby encouraging economic growth, enhancing the district and providing certainty for investment.</li> <li>4. Supports the priority of being a 'Good Council' by accountability, transparency and responsiveness as the update enables the community, business, developers, service and infrastructure providers and other interested organisations to know how the Local Plan review is progressing.</li> </ol>
Equality, Diversity and Human Rights Implications	<ol style="list-style-type: none"> <li>1. An Equality Impact Assessment has been undertaken at previous stages of the Local Plan Review process. An Equality Impact Assessment will accompany the Local Plan 2040 regulation 19 consultation.</li> </ol>
Crime & Safety Issues	<ol style="list-style-type: none"> <li>1. There are no crime and safety issues.</li> </ol>
Environmental Impact	<ol style="list-style-type: none"> <li>1. The Council is required to assess the environmental impacts of any plan which it produces. Accordingly, a Sustainability Appraisal Scoping report</li> </ol>

accompanied the earlier Scope, Issues and Options version of the plan. Subsequent versions of the emerging Local Plan have been accompanied by a Sustainability Appraisal and a Habitat Regulations Assessment. The Preferred Options Local Plan review version published in November 2019 was accompanied by updated versions of the Sustainability Appraisal and Habitat Regulations Assessment which were also subject to the consultation process. These documents form an important part of the supporting evidence to the local plan review and help the council to assess the possible impacts of the plan and its policies and therefore how impacts can be addressed or mitigated against. The Proposed Submission Plan will also be released for consultation alongside an updated Sustainability Appraisal which appraises any new elements of the plan not previously tested, and the history of previous reasonable alternatives considered.

GDPR/Privacy Impact Assessment	1. A Privacy Impact Assessment has been undertaken at previous stages of the Local Plan Review process A Privacy Impact Assessment has been undertaken.
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	Risk Description	How We Manage It	Severity of Risk (RYG)
A	The Council determine not to progress the Local Plan 2040 to its regulation 19 consultation and subsequent submission to Examination in Public in accordance with the recommendations of this report.	Should the recommendations of this report not be accepted by the Council, there is likely to be a considerable delay in the production of the Proposed Submission Plan. Should the Plan making process fail to move forward, this will impact the progress the associated Infrastructure Delivery Plan, the associated final transport modelling work, any Community Infrastructure Levy review preparatory work based on the revised local plan, and the commencement of the initial stages of the Burntwood Area Action Plan. A delay in agreeing the Local Plan may result in difficulties in defending against inappropriate development, which may lead to the need to incur significant expenditure on defending refusal decisions at appeal. This risk is exacerbated by the commitment in the adopted local plan which requires the Council to submit its local plan review by the end of December 2021. If the Council does not meet this requirement then the adopted local plan could become 'out of date'.	Likelihood: Yellow Impact: Red Severity of Risk: Red
B	An unusually high level of responses are received which has a detrimental impact on the proposed timescales.	Upon close of the consultation officers will review the quantum and complexity of responses. Officers will report progress to Members. Responses made at this stage are made to the inspector so will be passed on for their consideration as part of the examination in public.	Likelihood: Yellow Impact: Green Severity of Risk: Yellow
C	Delays to the collation of evidence base including transport and habitats evidence caused primarily by the impacts of Covid-19.	Officers will continue to work with Officers at Staffordshire County Council and consultants in relation to the transport work and the appointed	Likelihood: Yellow Impact: Red Severity of Risk: Red

	Risk Description	How We Manage It	Severity of Risk (RYG)
		consultants in respect of Habitat Regulations Assessment to expedite the completion of this evidence as soon as practicably possible. As noted with the report should such evidence be completed and indicate the need for significant changes to the Local Plan 2040 publication document then the document will be reported for further detailed consideration by members. There is a risk that if there is a significant delay in completing the transport modelling work, then this would have a knock on effect in delays to the remaining Habitats work, and may mean the report should return to Cabinet (depending on the scale of the delay), or could delay the examination process	
D	Evidence required to support the Local Plan Review has a detrimental impact on the proposed timescales and allocated budget.	Consideration of evidence base requirements is an iterative process. Officers will continue engagement with stakeholders involved in shaping evidence base requirements to ensure the initial scope is clear. Project management practices are followed in the preparation and delivery of evidence base. New requirements arising from external factors such as future consultations will be considered by officers.	Likelihood: Yellow Impact: Red Severity of Risk: Red
E	The Council receive criticism for the methods of consultation and process of engagement.	Officers will work with the communications team in regard to the consultation. Consultation will be conducted in accordance with the adopted Statement of Community Involvement and the latest guidance in relation to Covid-19 to ensure the safety of Officers and other Stakeholders.	Likelihood: Yellow Impact: Yellow Severity of Risk: Yellow

### Background documents

[Preferred Options consultation document](#)  
[Statement of Community Involvement](#)  
[Local Development Scheme](#)

### Relevant web links

[Statement of Community Involvement](#)  
[Local Development Scheme](#)  
[Lichfield District Local Plan Review](#)  
[Adopted Lichfield District Local Plan](#)

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Lichfield District  
Local Plan 2040

Proposed Submission Plan

DRAFT

February  
2021

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## Foreword by the Leader of The Council



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# 1. Introducing the Lichfield District Local Plan 2040

- 1.1 The Lichfield District Local Plan 2040 is the key document that provides the framework to guide future development in the District of Lichfield. It sets out an ambitious vision and set of objectives, followed by a clear and focussed spatial strategy. It includes policies for managing development and infrastructure to meet the identified social, environmental, and economic challenges facing the area up to 2040 which will ensure that the Local Plan's vision is met.
- 1.2 Taken as whole, the Local Plan policies implement the vision and objectives, essentially setting out where development should take place, as well as identifying key areas that should be protected. Development will be guided by allocations for specific sites and by policies to be applied to planning applications. The Plan policies make clear the approaches to delivering housing, employment, retail, leisure, community uses and activities and infrastructure in the District as well as protection for the environment and facilitating biodiversity net gain and nature recovery networks. Areas are designated on the Policies Map where development will be resisted or where particular matters need to be considered, such as the Green Belt, or ecological designations
- 1.3 The Lichfield District Local Plan 2040 replaces all previous Local Plan documents that Lichfield District Council has adopted (the Local Plan Strategy (2015) and Local Plan Allocations (2019)), and contains a schedule of policies that remain saved from the previous plans, along with Supplementary Planning Documents. The Plan also sets out strategic policies which guide the development of Neighbourhood Plans. Existing Neighbourhood Plans which were made before the publication of this document remain part of the Development Plan, but will require updating if they do not accord with the strategic policies contained within this local plan. Where there is conflict between plans then the most recently adopted plan will take precedence.
- 1.4 A Monitoring Framework is set out within Appendix C of this Plan. Monitoring allows the Council to check annually what progress is being made in achieving the objectives of the Plan.
- 1.5 Throughout the preparation of the Local Plan, the Council has engaged with partner organisations, such as statutory consultees, and other relevant Local Authorities under the Duty to Cooperate (DtC). The DtC is a requirement of the Localism Act 2011 and the National Planning Policy Framework (NPPF). Its aim is to ensure that Local Planning Authorities (LPAs) engage constructively, actively and on an ongoing basis throughout the preparation of a Local Plan, so that strategic cross boundary matters are dealt with effectively in individual Local Plans.

- 1.6 The Proposed Submission Plan represents what the council considers to be the final version of this Plan, in accordance with Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended).
- 1.7 The publication of the Plan allows interested parties to comment on the Plan and supporting information before it is submitted to the Secretary of State. After these responses are received, they are sent, along with the Plan and the evidence base to the Secretary of State. The examination in public which follows, allows for evidence to be considered on legal compliance, compliance with the Duty to Co-operate, and the four tests of soundness - namely whether the Plan is positively prepared, justified, effective and consistent with national policy.

#### **Preparation of the Local Plan 2040**

- 1.8 The review of the Lichfield District Local Plan began in 2018 and has included the following stages of plan preparation:
- Scope issues and options – this was the first stage of the process and set out the scope of the local plan review and presented its key issues along with a number of options;
  - Preferred options and policy directions – this document set out potential spatial options for the district and the broad preferred approach to the managing development;
  - Preferred options – this document set out the spatial strategy including proposed strategic sites and a number of policies for the management of development.
  - Proposed Submission Plan – this document represents the council’s settled view of the contents of the Lichfield District Local Plan 2040, published for consultation prior to submission and examination in public.
- 1.9 The Local Plan 2040 is based upon a comprehensive and robust evidence base. Specialist and technical assessments have been prepared and inform and justify the policies and proposals within this plan. All of this evidence base can be viewed via the District Council’s website at: [www.lichfielddc.gov.uk/evidence](http://www.lichfielddc.gov.uk/evidence). This extensive evidence base is publicly available and can also be used to inform neighbourhood plans.

- 1.10 The District Council has undertaken Sustainability Appraisal (SA) and Habitat Regulations Assessment (HRA) to evaluate the sustainability of the policies and proposals within this local plan. **Confirm the key findings of the full SA when available**

#### **Other plans and strategies**

**Reference to appropriate LDC strategies, transport strategies etc to be added.**

- 1.11 This local plan has been prepared in accordance with the National Planning Policy Framework (NPPF) which was revised in 2019 and its associated Planning Practice Guidance (PPG). The NPPF sets out the national approach to planning in England and emphasises the role of sustainability in guiding plans and policies, setting out three dimensions to sustainable development; economic, social and environmental.
- 1.12 Lichfield District is a member of two Local Enterprise Partnerships (LEPs). The Stoke on Trent and Staffordshire LEP and the Greater Birmingham and Solihull LEP. Both LEPs have produced their respective economic plans which are relevant to Lichfield District.

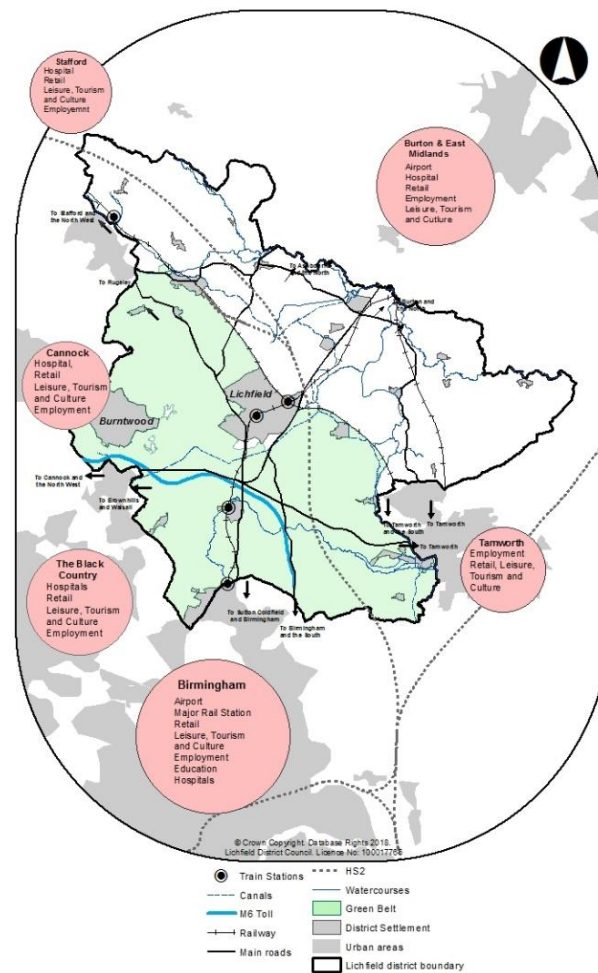
#### **Local Plan Documents and How to Read this Document**

- 1.13 The Local Plan should be read as a whole. Development Proposals will be judged against all relevant policies.
- 1.14 The Local Plan contains both Strategic and Local Policies. Both of these policy types are of equal importance in decision making.
- 1.15 Strategic policies are those that cover the chapter area as a whole, are relevant to cross boundary issues and are essential to delivering the overarching strategy of the Plan. Neighbourhood plans should accord with these policies in their preparation.
- 1.16 Local Policies are normally focussed on development management issues relevant to specific types of development proposals.

## 2. Profile of the District

- 2.1 To help us plan for the future, we need a clear understanding of the current characteristics of Lichfield district, and the issues and opportunities that these present. This section provides a detail the key spatial characteristics of the district.<sup>1</sup>
- 2.2 Lichfield district is located in south-east Staffordshire abutting the West Midlands conurbation and covers an area of 33,130 hectares with a population of 103,100. The district has two main settlements Lichfield city and Burntwood, each with a population of around 30,000 as well as many villages set within a varied and attractive rural area. Parts of the district also adjoin larger urban settlements in neighbouring areas.

Figure 1 – Lichfield District



The main sources for information in the Profile and Issues sections of the Plan are the: Housing and economic development needs assessment (2020), Lichfield Authority Monitoring Report 2020, Strategic growth study (2017), Settlement sustainability study (2020), Green belt review (2019/2020)

## Population

- 2.3 Given the location of Lichfield District and that it contains assets of great historic value, areas of Outstanding Natural Beauty, and attractive and tranquil places; it continues to be a popular place for people to live and work. It has long been a key destination for those wishing to commute to the West Midlands conurbation and other nearby towns. This has led to pressure for housing growth over and above the needs arising purely from within the district. The southern half of the district lies within the defined West Midlands Green Belt.
- 2.4 The demographics of different communities within the district vary considerably, however there are some general characteristics of the whole population that have a bearing on future needs and policy. The population of Lichfield has increased by 2,661 people (2.18%) since 2010, however, when compared with the West Midlands (3.4%) and Great Britain (4.6%) the population has grown at a much slower rate.
- 2.5 The district is characterised by a larger than average proportion of people aged over 65 and similarly a larger than average number of children under of the age of 15. The overall population for the district is projected to increase by 4% between 2015 and 2025 with a significant growth in people over the age of 65 (20%) and ages 85 and over (63%). This rate of increase is likely to be faster than the national average. The impacts of an ageing population are recognised as a national issue. The figures for Lichfield illustrating population ageing suggests that the movement into retirement and older age groups could be a more significant issue here than in many other areas of the country.

### Latest Population and Age Structure Table

- 2.6 The higher proportion of older people means there is a smaller working age population (16-64) within Lichfield district, decreasing at a faster rate (3%) than both the West Midlands and Great Britain since 2010. This is over double the rate in the West Midlands which decreased by only 1.3% and noticeably more than the figure for Great Britain which decreased by 1.6%.
- 2.7 In comparison with the West Midlands and England as a whole, there is a somewhat higher percentage of people of white British origin rather than those of other ethnicities, this is most apparent in the older population.

### Latest Population by Ethnicity Table

## Housing

- 2.8 The district of Lichfield is seen as an attractive commuter area for Birmingham and the wider West Midlands conurbation and a desirable place to live, however the affordability of houses can be an issue. Average house prices across the district have increased at a similar rate to the West Midlands between 2009 and 2017. However, house prices across the district are higher than the average for the West Midlands. The average house price costs £70,000 more in Lichfield than in the West Midlands.

### Average House Prices Table

- 2.9 Lichfield district has an imbalance of housing types with high concentrations of larger, detached homes particularly in the rural areas and a lack of smaller properties, particularly two- and three-bedroom homes. There is a notable desire for smaller properties particularly within those areas which can support first time buyers as well as enabling people to stay in their communities and continue living independently as they downsize.
- 2.10 Lichfield forms part of the Greater Birmingham & Black Country housing market area (HMA) along with neighbouring authorities. Evidence published for the market area shows a significant unmet housing need. This shortfall will need to be addressed between the authorities which form the HMA. Whilst the final distribution of unmet need has not been determined there is an onus on local authorities to address need through the local plan process. Lichfield district is committed to engaging with its neighbours under the duty to cooperate to help to meet the needs within the housing market area.
- 2.11 This Plan uses the standard methodology for calculating local housing need as set out in the National Planning Policy Framework and its associated Planning Practice Guidance.

## Health and Inequalities

- 2.12 Lichfield district is considered to be a relatively prosperous area in a regional and national context, ranking as low as 252 out of 326 local authorities for overall levels of deprivation in 2015. While it is generally true that this is an indication of overall prosperity and the health of communities, there are pockets of deprivation within the district and evidence that levels here are increasing. Notably, Chadsmead and Chasetown wards fall within 20% of most deprived areas nationally.

### Latest Indices of Multiple Deprivation Table

- 2.13 Overall life expectancy at birth continues to rise both locally and nationally. Lichfield district has a higher healthy life expectancy than the national average and this is

within the top 30% nationally, although this conceals pockets where healthy life expectancy is considerably lower than the national average.

#### Latest Life Expectancy Table

- 2.14 Within the district there is a high rate of obesity, which can be seen from an early age through to adulthood with two thirds of adults either obese or overweight. Amongst adults just over 50% meet the recommended levels of physical activity, whilst this is similar to the national figures access to opportunities to increase physical activity for all ages of the population are key to improving health and well-being.
- 2.15 Lichfield district is perceived to be a safe place to live with rates of crime being lower than the countywide average. The average crime rate for the district is 45 crimes per 1,000 population which is lower than the average for Staffordshire at 48.3 per 1,000 population.

#### Transport

- 2.16 The district is well connected to the national transport network with the M6 toll, A38 (T), A5148 (T) and A5 (T) roads all passing through it. These routes are important nationally making our district attractive to employers and supporting economic growth in the key employment areas in Lichfield City, Burntwood and Fradley. In addition these routes also provide important local links as they connect our outlying settlements to the wider selection of services and products available within Lichfield city centre and Burntwood town centre, and neighbouring centres at Sutton Coldfield, Tamworth and Rugeley.
- 2.17 Lichfield district benefits from having four train stations; Lichfield City, Lichfield Trent Valley, Shenstone and Rugeley Trent Valley providing access to London via the west coast mainline and Birmingham via the Cross-City Line or Walsall via the Chase Line. Burntwood with its population of over 30,000 does not have direct access to the rail network along with many of the rural settlements.
- 2.18 Overall 75% of households within the district are within 350m of a half hourly or more frequent weekday service to public transport, however this conceals that some of the rural villages have very limited access to train and bus services. Settlements with poor or no transport provision include Drayton Bassett, Colton, Longdon, Upper Longdon, Hamstall Ridware and Hill Ridware. A significantly high number of Lichfield district's population use a car or van to travel to work, with 49.1% of residents commuting out of the district to work.

#### Latest Method of Travel to Work Table



## Education

- 2.19 There are forty-seven schools within the district, including six secondary schools and colleges. Staffordshire University also offers a range of courses from its campus in Lichfield. The percentage of students achieving 5 or more GCSEs at A\* to C is 60.5% which is higher than the levels for both Staffordshire (54.7%) and England (53.5%). In terms of qualifications, Lichfield district has a lower proportion of working age population qualified to national vocational qualification Level 4 and above, when compared to the rest of the West Midlands and Great Britain. However, this could be explained by the higher than average older population.

## Economy and Employment

- 2.20 Lichfield district has a large portfolio of employment sites primarily within Lichfield city, Fradley, Burntwood, Fazeley, Armitage and Shenstone. The district also has significantly fewer residents out of work and claiming benefits than the national average.
- 2.21 The nature of employment in the district has changed significantly over time with the decline of traditional engineering industries and, in recent years, an increase in digital communications. The provision of superfast broadband is now a vital component of infrastructure as it enables increased levels of mobile working and home working.
- 2.22 The district's primary employment sector is 'wholesale and retail trade', followed by 'accommodation and food services'. Employment in both of these sectors is more than the national and regional average. Whilst the service sector is the largest employer in the district most of the district's residents are employed in the professional, scientific or technical industrial sector and travel beyond the district to access higher salaried jobs elsewhere. This is reflected in the weekly earnings for our residents which are higher than both the regional and national figures. However weekly earnings by workplace within the district are lower than the national figures.

### Latest Average Earnings Lichfield, West Midlands, Great Britain

- 2.23 Tourism is a significant part of the local economy particularly based on the heritage, character and environment of the area, with Lichfield city being a particular focal point. There are a number of important attractions within the district, including Lichfield Cathedral, Chasewater Country Park, Drayton Manor Theme Park and the National Memorial Arboretum. The tourism sector within the district is forecast to grow between 2018 and 2040, as set out in the Economic Impact of Tourism 2019 study, although the length and impact of the pandemic on this sector will need to be considered in the coming years.

- 2.24 Lichfield city centre also serves as the administrative centre for the district and has the largest shopping provision, supporting a wider catchment than just the local population. As with all centres both Lichfield City and Burntwood face challenges in attracting investment and reducing their vacancy rates, this is a result of a number of factors including the growth of internet shopping. Both centres do have investment opportunities which will assist in addressing the challenges facing town and city centres over the plan period.

### **Historic Environment**

- 2.25 The district has over 750 listed buildings, twelve of which are grade I listed and a further sixty-three are grade II\*. In addition to the many listed and locally listed structures and buildings there are other assets including scheduled monuments, the former Roman settlement at Wall and the National Memorial Arboretum. Hammerwich parish is also the location where the Anglo-Saxon Staffordshire hoard was discovered in 2009. These heritage assets are of great importance as they contribute to the distinctive character of Lichfield and its visitor economy.
- 2.26 There are twenty-one designated conservation areas across the district. A large part of Lichfield city is designated as a conservation area with Lichfield Cathedral at its centre. The cathedral spires (often called the ladies of the vale) are visible from many points in the wider rural landscape and the city centre's medieval street pattern and many listed buildings provide an attractive built environment.
- 2.27 Burntwood is the second largest settlement within the district and formed as a consequence of more recent growth of smaller individual settlements from significant residential growth between the 1960s and 1990s. Its history and development is linked to coal mining and other industries, providing coal and water from the reservoir at Chasewater to the canal network which helped support the industrial revolution in Birmingham.
- 2.28 The canal network throughout Lichfield is extensive, with the Trent and Mersey Canal passing through Armitage, Kings Bromley, Alrewas, Fradley, Lichfield and the Coventry Canal joining the T&M Canal at Fazeley all of which now provide opportunities for recreation. The canal network incorporates both designated and non-designated heritage assets. A longstanding project to reopen a further section of the Lichfield canal which will link Lichfield to Burntwood is being undertaken by the Lichfield & Hatherton Canals Restoration Trust.

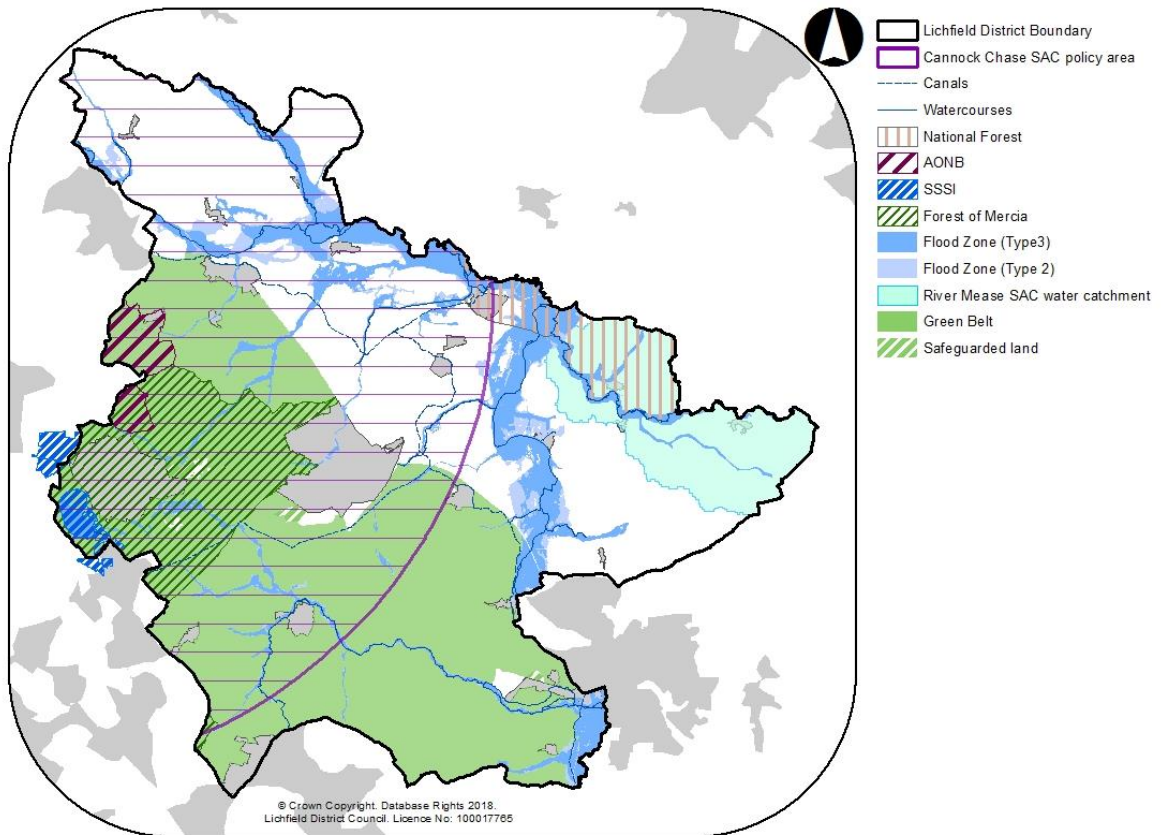
### **Landscape and Ecology**

- 2.29 The landscape of the district provides a rich tapestry complementing its settlement pattern. The landscape reflects the human activity of the area throughout the Bronze Age, Roman occupations, and the Anglo-Saxon period with many sites recorded in the Domesday Book. The evolution of settlements, ecclesiastical and cultural expansion

along with agricultural and industrial development has continued from the 11<sup>th</sup> Century to today.

- 2.30 Mineral deposits continue to shape the landscape with extraction sites being worked across the district and further sites being safeguarded to the west of Alrewas within the adopted county minerals plan. The deposits follow the two main rivers that flow through the district, the River Trent and the River Tame. Both rivers carry large volumes of water and have wide floodplains. Most of the floodplains comprise agricultural land however the built up area of Fazeley is particularly prone to flood events. Large scale restoration of the mineral sites provides opportunities for recreation and landscape enhancement through the Central Rivers Initiative, National Forest and the expansion of the National Memorial Arboretum which itself is built upon a former mineral site.
- 2.31 The River Mease flows into the River Trent and supports a variety of species and habitats of European significance. The River Mease has national and European level protection, designated as a Special Area of Conservation and Site of Special Scientific Interest. Parts of Cannock Chase also have the same level of protection. A part of Cannock Chase which lies within Lichfield district, around Gentleshaw Common, is designated for its landscape quality and is recognised as of national importance as an Area of Outstanding Natural Beauty. Elsewhere in the district there are a variety of wildlife rich habitats which are protected including further Sites of Special Scientific Interest, ancient woodlands, veteran trees and locally recognised sites of biological importance.
- 2.32 The south-eastern part of the district falls within the defined West Midlands Green Belt and is therefore subject to planning policy which restricts development except in exceptional circumstances. The district partially lies within Cannock Chase Special Area of Conservation zone of influence, River Mease Special Area of Conservation water catchment area and the National Forest.

Figure 2: District environment



### Climate, Energy and Waste

2.33 Air quality is a prevalent issue within the district. There are two Air Quality Management Areas (AQMA) in the district, one located at Muckley Corner on the route of the A5 and the other on the A38 between Wall island and Alrewas. Both AQMA's are identified because of the poor air quality related to the high volumes of traffic on these roads. In relation to climate change and waste it should be noted that energy consumption in the district has decreased over the last 10 years at a faster rate than the national average. The average consumption of gas and electricity within the district is in line with the rest of the country.

## 3. Themes, Issues, vision and objectives

### Strategic Themes

3.1 The council's strategic plan 2020 - 2024 has identified three strategic themes which will guide how the authority undertakes its business. The relevant objectives of that document for the Local Plan are:

#### **Enabling people:**

- i. To help themselves and others
- ii. To collaborate and engage with us
- iii. To live healthy and active lives
- iv. Shaping place
- v. To keep it clean, green and safe
- vi. To preserve the characteristics
- vii. To ensure sustainability and infrastructure needs are balanced
- viii. Developing prosperity
- ix. To encourage economic growth
- x. To enhance the district for all
- xi. To invest in the future

### Key Issues

3.2 Through consultation on the Lichfield District Local Plan 2040 and work with elected representatives and stakeholders, fifteen key issues facing the district have been identified. The Objectives and Policies in this Plan seek to improve outcomes for each of these.

3.3 Key Issues for Lichfield District

- Meeting the strategic housing and employment requirements for our district, including assisting in meeting needs from within the wider Greater Birmingham and the Black Country housing market area.
- Addressing the lack of affordable housing, and also housing that meets specialist needs including for older persons, people wishing to build their own home (self and custom builders) and provision for gypsies and travellers.
- Ensuring the delivery of market and affordable homes to meet identified needs.

- Facilitating a wider range of employment opportunities within our district.
- Responding to the changing demographics within our district.
- Addressing pockets of deprivation which exist within our district.
- Making our district a more attractive and desirable place for business and enterprise to locate and invest.
- Reducing the number of people commuting outside of our district.
- Reducing the number of people using a car to travel to work.
- Providing a wider choice of transport means to bring more sustainable patterns of transport.
- Ensuring our district is a safe place to live and work.
- Protecting our historic environment and assets.
- Promoting active and healthy lifestyles for people living and working within our district.
- Protecting and promoting our natural environment.
- Tackling the causes and effects of climate change.

3.4 A number of communities within the District have identified key issues and objectives which they are seeking to address. These locally specific issues can be best addressed through neighbourhood plans which will work alongside the policies and proposals within this local plan.

3.5 There are settlement specific issues which have been identified through the emerging plan process:

3.6 Lichfield city issues

- Protection of the character of the city from large scale development pressures

- Lichfield city is a popular destination for day visitors but there is a desire to encourage more overnight and longer stays
- Delivery of strategic development within and adjacent to the city has been slower than anticipated
- Limited supply of sites for development within the existing urban area including brownfield sites
- Existing social infrastructure including health provision and secondary school provision will need to grow if the City is to expand
- Nature, Scale and Direction of future growth of the City needs to be considered carefully and well planned
- Transport, movement and accessibility all need to be taken into account

### 3.7 Burntwood Issues

- Need for better town centre facilities to serve its resident communities
- Demand for a town wide Area Action Plan to address planning issues around existing brownfield sites, and limited retail provision
- Existing social infrastructure including health provision requires improvement
- Limited supply of sites for development within the existing urban area including brownfield sites, seeking to make best use of what remains
- Significant environmental constraints in close proximity to the town, including Sites of Special Scientific Interest, Area of Outstanding Natural Beauty and Special Areas of Conservation which need to be safeguarded
- Nature, Scale and Direction of future growth of the town needs to be considered carefully and well planned
- Transport, movement and accessibility all need to be considered

### 3.8 Rural Issues

- Declining number of services and facilities in some of our villages, such as shops, post offices, doctors, village halls, public houses and access to public transport
- Many areas are not well served by public transport which restricts access to services and facilities located in nearby settlements or beyond
- Limited supply of sites for development within the existing urban area including brownfield sites
- Limited supply of sites for necessary development
- Scale of development that would remain sustainable needs to be considered
- Affordability issues are greater in many rural areas with limited housing supply and higher housing prices, there is also a limited supply of affordable homes
- Transport, movement and accessibility all need to be considered

3.9 Lichfield district has a number of Neighbourhood Plans at different stages of preparation including those which are 'made' as part of the development plan for the district and some which are still being prepared. Neighbourhood Plans have been developed and used by communities to identify and begin to address the local issues which affect them. Those Neighbourhood Plans which were made prior to the adoption of the Local Plan 2040 will need to be reviewed by the relevant Parishes to ensure that they are still in accordance with the Strategic Policies in this Plan.



## Vision

- 3.10 The vision for our district has been developed and informed by the stages of consultation preceding the Proposed Submission Plan, it responds to the key issues which have been identified in the preceding chapters of this document.
- 3.11 The Local Plan vision reflects the Council's vision contained in the Lichfield District Council 2020 - 2024 Strategic Plan which is 'to be a strong, flexible council that delivers good value, quality services and helps to support a vibrant and prosperous economy, healthy and safe communities and clean, green welcoming places to live'.
- 3.12 The vision for the district is designed to be broad and strategic, addressing key issues which have been identified and are applicable to the district as a whole. Area specific visions have also been developed to ensure that more localised and specific matters are recognised and addressed in the settlement chapters towards the end of this plan. A number of our communities have also outlined their vision for their area through the neighbourhood plan process.

## Vision for Our District

**In 2040, residents of our district will continue to be proud of their communities. They will experience a strong sense of local identity, of safety and of belonging. Our communities will take pride in our district's history and culture, its well cared for built and natural environment, its commitment to addressing issues of climate change, and the range of facilities our district has to offer.**

**People in Lichfield will live in healthy and safe communities which provide opportunities for people to be active and healthy and to avoid social isolation and loneliness. Our residents will be able to access quality homes which meet their needs, local employment, facilities and services all of which provide communities with clean, green and welcoming places.**

**Our residents will have access to education provision which provides the skills and training to suit their aspirations and personal circumstances.**

**Those visiting the district will experience the opportunities and assets which our residents take pride in. Visitors to our district will be encouraged to stay for longer and wish to return and promote the area to others.**

**The need to travel by car will be reduced through improvements to public transport, walkways, cycle routes and the canal network.**

**Growth in our district will focus on enhancing the sustainability of our villages, delivering key infrastructure requirements to enable these communities to become cohesive, inclusive and healthy places where historic assets are enhanced and make a positive contribution to local character and distinctiveness.**

**Our existing largest sustainable settlements will continue to play the most significant role in enabling our district to grow, particularly until 2040. This will enhance the potential for sustainable commuting and footfall for retail and services in the City. In the longer term, beyond this plan period, a new settlement may play a part in providing for the growth of our district, creating a community that will be a place where families will aspire to live.**

**Development, wherever it occurs in our district, will provide the right type of infrastructure to address improvements to education, skills, training, health and incomes, leading to reduced levels of deprivation.**

**The district's natural environment and varied landscapes will be conserved and enhanced. Locally important green spaces and corridors will meet recreational and health needs. Sustainable development will help protect the biodiversity, cultural and amenity value of the countryside and will minimise use of scarce natural and historic resources, contributing to mitigating and adapting to the effects of climate change.**

## Objectives

- 3.13 The following strategic objectives and priorities outline what will need to be achieved to deliver the proposed vision and to address the key issues which have been identified. These objectives and priorities underpin the spatial strategy, policies and proposals. They were developed through consultation on the emerging plan and through detailed consideration of the evidence base. The objectives are not listed in order of priority. Throughout this plan, these are referred to as SO1, 2, 3 etc.

### **Strategic objective 1: Sustainable communities**

Development will be directed principally towards creating a sustainable urban extension for Lichfield City. This will ensure that the existing infrastructure of the City can be utilised and reinforced and that the majority of new development allocated within this plan will be near to a rail hub ensuring that commuting by a range of sustainable means will be achievable.

An Area Action Plan (AAP) will be prepared for Burntwood, to maximise the potential for joined up retail and town centre development. Development potential for the settlement will be addressed in that document, with the Local Plan allocating safeguarded land to allow the settlement to grow in the longer term beyond the plan period, should the safeguarded land be required.

Development will follow the settlement hierarchy, with smaller allocations being made as urban extensions to larger service villages to ensure they can continue to grow and deliver local needs.

This will ensure that the development of new homes, employment, commercial development and other facilities will contribute to the creation of balanced and sustainable communities by being focused on appropriate settlements, maximising the use of existing infrastructure and reducing the necessity of car use wherever possible.

This strategy will produce benefits in increasing the sustainability of development, allocating the majority of need in non-greenbelt locations, and ensuring new communities are well associated with existing settlements and services.

### **Strategic objective 2: Rural communities: Development in smaller service villages, smaller rural villages and our wider rural areas**

Rural communities will continue to grow through small scale incremental development where this is in accordance with the development plan, including relevant neighbourhood plans.

### **Strategic objective 3: Climate change**

In light of the imminent threats posed by climate change, Lichfield District Council in 2020 declared a Climate Emergency. Development should meet the needs of Lichfield District's communities whilst minimising its impact on the environment and mitigating and adapting to the effects of climate change.

### **Strategic objective 4: Infrastructure**

To deliver appropriate infrastructure, through partnership working and contributions from new development. To meet the need for increased infrastructure necessary to support new and existing communities; including assisting in the goal of community regeneration and infrastructure and service improvement where required.

### **Strategic objective 5: Sustainable transport**

New development and regeneration of existing development should reduce the need for people to travel by directing growth towards the most sustainable locations. Over the period of the plan new growth should always seek to increase the opportunities for travel using sustainable forms of transport including securing improvements to public transport, walking and cycling infrastructure. New development should integrate well with existing settlements and not create dislocated or isolated new communities dependent on the car.

### **Strategic objective 6: Meeting housing need**

Throughout the plan period new development proposals and decisions should seek to create an appropriate mix of market, specialist and affordable homes that are well designed and meet the needs of our existing and new residents.

### **Strategic objective 7: Economic prosperity**

To promote economic prosperity for the district, and its residents, decisions, plans, policies and programmes should actively support measures which enable the local economy to thrive and adapt to changing economic circumstances and make the most of newly arising economic opportunities.

### **Strategic objective 8: Employment opportunities**

The local plan, and planning decisions should encourage employment opportunities within the district wherever this is sustainable and in accordance with the plan as a whole. They should encourage development of new enterprise and support the diversification of existing businesses to meet the identified needs and aspirations of the community.

### **Strategic objective 9: Our centres**

Over the plan period, the local plan and planning decisions will seek to continue to help our city centre thrive, serving Lichfield City and beyond. Through the mechanism of a proposed Area Action Plan we will seek an enlarged and improved

town centre for Burntwood which meets the community's needs and aspirations. Across the district decisions, plans, policies and programmes should encourage a vibrant network of centres to develop and keep on developing, that serve to stimulate economic activity and provide for the needs of local communities.

### **Strategic objective 10: Visitor economy**

The local plan and planning decisions will seek to increase the attraction of the district as a tourist destination through supporting and promoting the growth of existing tourist facilities and attractions. Part of the delivery of this objective will be the provision of a greater variety of accommodation for visitors, the development of new attractions which are appropriate in scale and character to their locations and the enhancement of our existing attractions.

### **Strategic objective 11: Healthy and safe lifestyles**

Planning decisions, plans, policies and programmes across the plan period should seek to create environments that promote and support healthy choices and enable our residents to live longer, have a better quality of life and feel safer and more secure. Part of delivering this will be: improving the quality and availability of open space, outdoor and indoor leisure and cultural facilities, providing active travel opportunities well linked to existing facilities, and wherever possible designing out crime and the fear of crime including the potential for antisocial behaviour.

### **Strategic objective 12: Countryside character**

Planning policies and decisions should give great weight to protecting and enhancing the quality and character of the countryside. Development which takes place must address rural development needs and contribute positively to local character through enhancements to the environment and preserving the openness of the Green Belt.

### **Strategic objective 13: Natural resources**

All decision making should seek to protect, enhance and expand the quality and diversity of the natural environment within and outside of our urban areas and help realise the positive contributions which can be made to address climate change.

### **Strategic objective 14: Built environment**

Throughout the plan period and beyond, the district's historic environment and local distinctiveness will be preserved and enhanced. Plans and decisions will ensure an appropriate balance between built development and open space, protecting the character of residential areas, protecting existing open spaces and improving accessibility to open spaces.

### **Strategic objective 15: High quality development**

All planning decisions and documents will reflect that high-quality design in new proposals, and in the redesign or alterations to existing buildings and landscapes is essential to retain the character and attractiveness of the district. Planners will work

with developers to ensure that design standards are retained and raised, and poor-quality design will not be approved.

## 4. Spatial Strategy

### Introduction

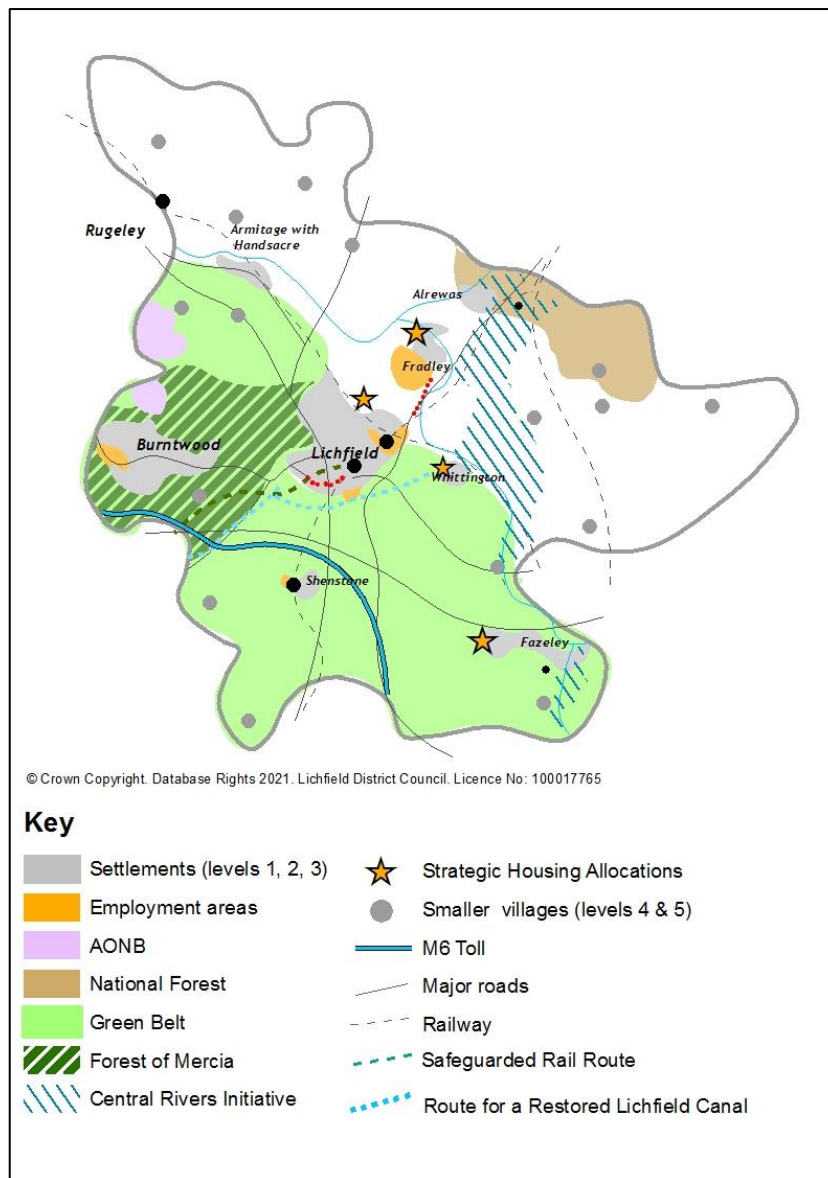
- 4.1 The spatial strategy sets out the Council's overall approach toward providing for new homes, jobs, infrastructure and community facilities within the district over the plan period and thus outlines the broad approach that will be followed towards managing development and change to 2040.
- 4.2 The chosen spatial strategy is consistent with the vision for the district and will assist in delivering the overall vision and strategic objectives of the plan.
- 4.3 The spatial strategy directs development to specific locations. This strategy directs the largest strategic allocations to the areas of greatest infrastructure and sustainable travel potential, following the settlement hierarchy, as illustrated by the key diagram. The strategy will ensure that throughout the plan period development will make use of, safeguard and improve existing services and facilities and provide opportunities to improve services and facilities by creating hubs of new growth in sustainable locations.
- 4.4 The spatial strategy for employment aims to promote greater opportunities for high value employment within the District, including higher wage opportunities in growth sectors related to business, education and research. This will seek to reduce out-commuting and provide opportunities to attract and retain high earners working in the district.
- 4.5 The strategy will seek to provide a balanced portfolio of employment land to accommodate a range of employment opportunities. The employment strategy is set out in the employment chapter of the plan. Existing employment areas will be retained, where appropriate, to maintain a suitable mix of employment opportunities across the district and support for investment and redevelopment of older, well located existing employment sites.
- 4.6 Lichfield city centre and Burntwood town centre will be the focus for new and improved retail and commercial development. In accordance with the hierarchy Lichfield city centre will continue to be protected and strengthened as our strategic centre and proposals to enhance Burntwood town centre to meet local needs will be supported and encouraged. The retail policies in the plan are saved from the previously adopted development plan, and will be reviewed as part of a district wide retail review to accompany the Burntwood Area Action Plan.
- 4.7 Development will be co-ordinated with and supported by the plan's transport strategy. This is set out in the Transport Chapter of this Plan. To support sustainable

lifestyles and help address climate change, existing active travel, public transport and road transport infrastructure will be protected through resisting development that would cause significant adverse impacts.

- 4.8 Land required for proposed infrastructure improvements will be safeguarded. Rail travel will be enhanced through environmental and infrastructure improvements at Lichfield City and Trent Valley stations.
- 4.9 Proposals for enhancements to other rail stations within the district will be supported, especially the creation of new railway stations or rail hubs to assist with the long-term creation of new settlements. To assist in sustainable transport improvements in the longer term, the rail route between Lichfield and Walsall (via Brownhills) will be safeguarded.
- 4.10 The districts significant high quality natural and built environment and key tourism assets will be protected and enhanced in their own right. This is vital to the distinctiveness and character of the district, providing opportunities for increased biodiversity, recreation, tourism, inward investment, improved health and well-being and sense of local identity. Significant assets include conservation areas, Lichfield Cathedral, Cannock Chase Area of Outstanding Natural Beauty and Special Area of Conservation, Chasewater Country Park, The National Forest and the Forest of Mercia, the National memorial Arboretum, Drayton Manor Theme Park, the Central Rivers area and the green infrastructure corridor which forms the line of the route for a restored Lichfield Canal.
- 4.11 The quality of life, health and well-being of the district's residents, workers and visitors will be protected and enhanced. This will be achieved through maintaining, enhancing, connecting and expanding green infrastructure including ecological networks, open spaces and recreation sites and utilising new development to facilitate this. Support will be given to the improvement of existing leisure facilities and the delivery of a new leisure centre to service Lichfield City and those communities who wish to access such provision.
- 4.12 The important role of the Green Belt will be recognised and protected, with the majority of new development being channelled to existing urban areas and to the north of Lichfield City. Opportunities to enhance the beneficial use of the Green belt will be supported in line with the National Planning Policy Framework.
- 4.13 These policy requirements are set out in their respective chapters in the plan, which should be read as a whole.



**Map 1: District key diagram**



**Strategic Policy 1 (SP1) - The Spatial Strategy**

During the plan period to 2040, the council will contribute to the achievement of sustainable development in delivering its housing and employment land requirements, infrastructure and community facilities.

**The council will support development which accords with its ambitions for growth and support communities taking forward neighbourhood plans and allocating sites to address local housing need.**

**The efficient use of land and reuse of previously developed land will remain a key priority for the district with development proposals being expected to meet this priority.**

**Proposals will promote sustainability by minimising and/or mitigating pressure on the natural, built and historic environment, natural resources, utilities and infrastructure and areas at risk of flooding whilst also mitigating and adapting to climate change.**

**In the districts existing communities and settlements, appropriate proposals which contribute to their improved sustainability, cohesion and community well-being will be supported. This includes taking account of neighbourhood plans which have been produced by local communities where these have been prepared using clear and robust evidence and are in broad conformity with the local plan.**

**Across the district, growth will be directed towards sustainable locations broadly in accordance with the settlement hierarchy (Table X.1) and as illustrated on the key diagram (Map 1)**

**By 2040 a minimum of 9,727 dwellings will be planned for. This consists of 7,062 to meet our local housing need and 2,665 homes towards meeting the unmet housing needs arising from the Greater Birmingham and Black Country housing market area (GBBCHMA).**

**The council will direct the majority of future development, including new homes to the following locations and will continue to work with partners to deliver the infrastructure and facilities required to support the growth of:**

- **Lichfield city centre and urban area**
- **Land north-east of Lichfield strategic housing allocation (SHA1)**

- **Burntwood town centre and urban area<sup>2</sup>**
- **Within the boundaries of Larger service villages of Armitage with Handsacre; Fazeley, Mile Oak & Bonehill; Fradley; Shenstone and Whittington and including the following strategic housing allocations;**
  - **Land west of Fazeley strategic housing allocation (SHA2)**
  - **Land off Hay End Lane, Fradley strategic housing allocation (SHA3)**
  - **Land off Huddlesford Lane, Whittington strategic housing allocation (SHA4)**
- **Within the village settlement boundaries of the remaining larger villages and smaller rural villages**
- **Development in smaller service villages, smaller rural villages and our wider rural areas: Development in these locations should be to meet local needs, and be proportionate to the existing size and scale of the settlement. Locations served by existing infrastructure and sustainable transport should be prioritised where development in rural communities is being considered.**

**The spatial strategy for employment aims to promote greater opportunities for high value employment within the District, including higher wage opportunities in growth sectors related to business, education and research. This will seek to reduce out-commuting and provide opportunities to attract and retain high earners working in the district. Part of the strategy will be to provide a balanced portfolio of employment land to accommodate a range of employment opportunities. Existing employment areas will be retained, where appropriate, to**

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<sup>2</sup> Burntwood will be the subject of a detailed Area Action Plan, to commence preparation after the adoption of the 2040 Lichfield Local Plan.

**maintain a suitable distribution of employment opportunity across the district and support for investment and redevelopment of older, well located existing employment sites.**

**Lichfield city centre and Burntwood town centre will be the focus for new and improved retail and commercial development. In accordance with the hierarchy Lichfield city centre will continue to be protected and strengthened as our strategic centre and proposals to enhance Burntwood town centre to meet local needs will be supported and encouraged.**

**Development will be co-ordinated with and supported by an appropriate transport strategy to support sustainable lifestyles and help address climate change. Existing active travel, public transport and road transport infrastructure will be protected through resisting development that would cause significant adverse impacts. Land required for proposed infrastructure improvements will be safeguarded. Rail travel will be enhanced through environmental and infrastructure improvements at Lichfield City and Trent Valley stations. Proposals for enhancements to other rail stations, or new railway stations within the district will be supported. To assist in sustainable transport improvements in the longer term, the rail route between Lichfield and Walsall (via Brownhills) will be safeguarded.**

**The districts significant high quality natural and built environment and key tourism assets will be protected and enhanced in their own right. This is vital to the distinctiveness and character of the district, providing opportunities for increased biodiversity, recreation, tourism, inward investment, improved health and well-being and sense of local identity.**

**Significant assets include conservation areas, Lichfield Cathedral, Cannock Chase Area of Outstanding Natural Beauty and Special Area of Conservation, Chasewater Country Park, The National Forest and the Forest of Mercia, the National memorial Arboretum, Drayton Manor Theme Park, the Central Rivers area and the green infrastructure corridor which forms the line of the route for a restored Lichfield Canal.**

**The important role of the Green Belt will be recognised and protected, with the majority of new development being channelled to existing urban areas and to the north of Lichfield City. Opportunities to enhance the**

**beneficial use of the Green belt will be supported in line with the National Planning Policy Framework.**

**Changes to the Green Belt will be made around Fazeley and Whittington to meet strategic development needs. Areas of Safeguarded land will be identified at Burntwood, Lichfield and Fazeley to ensure that the Green Belt boundary is capable of enduring beyond the current plan period.**

**Table X.1: Settlement hierarchy and approach to growth**

<b>Hierarchy</b>	<b>Settlements</b>	<b>Residential</b>	<b>Employment</b>	<b>Centres</b>
<b>Level 1 – Strategic centres</b>	Lichfield City including Streethay	Approx. 55% of housing including:  Land north east of Lichfield strategic housing allocation.	New development and redevelopment at identified existing employment locations.	Strategic centre with major growth/city centre uses.
<b>Level 2 – Other main centres</b>	Burntwood	Approx. 4% of housing.	New development and redevelopment at identified existing employment locations.	Town centre
<b>East of Rugeley</b>		Approx. 6% of housing.	Link to existing employment opportunities.	Retention and improvements of local services and facilities to meet local needs
<b>North of Tamworth</b>		Approx. 8% of housing.		
<b>Level 3 – Larger service villages</b>	Alrewas	Approx. 29% of housing including:  Land west of Fazeley strategic housing allocation		Retention and improvements of local services and facilities to meet local needs and those of smaller rural villages and our wider rural areas.
	Armitage with Handsacre			
	Fazeley, Mile Oak & Bonehill			
	Fradley	Land off Hay End Lane, Fradley strategic housing allocation		
	Shenstone			
	Little Aston			
	Whittington	Land off Huddlesford Lane, Whittington strategic housing allocation		
<b>Level 4 – Smaller service villages</b>	Stonnall; Kings Bromley; Hopwas	Approx. 5% of housing.	Rural employment and diversification.	

Hierarchy	Settlements	Residential	Employment	Centres
<b>Level 5 – Smaller rural villages and our wider rural areas</b>	Clifton Campville; Colton; Drayton Bassett; Edingale; Elford; Hamstall Ridware; Harlaston; Hill Ridware; Longdon; Upper Longdon; Wigginton and all other rural settlements and the wider rural areas.			Look to service villages for local services and facilities.

## Explanation

- 4.14** National planning policy promotes the creation of sustainable communities through the delivery of sustainable development. The spatial strategy of the local plan sets out the broad parameters for where and how change will be managed and delivered and provides certainty as to what the district will look like in 2040. The spatial strategy will help inform the overall distribution of growth within the district and set out the most appropriate locations for new development considering accessibility of jobs, facilities, services and access to public transport.
- 4.15** Key to the principles set out within the spatial strategy are the vision for the district and strategic objectives that have emerged through the plan-making process. The spatial strategy is designed to ensure we can continue to grow in a sustainable way as a district throughout the plan period, and make provision for future directions of growth. This will ensure that we can offer certainty to both our communities and those that will deliver growth on our behalf.
- 4.16** The principles for determining where, when and how new development will take place have been arrived at following careful consideration of the issues for the District and the identified strategic objectives and priorities. Following this a range of spatial options were considered and refined further to form a preferred approach inclusive of policy directions and subsequently refined further into a preferred option.
- 4.17** The responses from the consultations undertaken while developing the plan have been rigorously assessed and integrated where possible into the new policies. All of these stages of plan-making have been informed by the most recent evidence available to the Council at the time and the results of significant consultation with a wide range of stakeholders including national and local organisations, statutory bodies and our local communities.
- 4.18** The spatial strategy is concerned with working towards increasingly sustainable communities both urban and rural. This means seeking to meet more of our needs and aspirations locally, particularly through improvements to both the quality and quantity of facilities throughout our network of centres and by improving facilities

available to local communities, such as greater transport choices, local community facilities and the quality and quantity and accessibility of open spaces.

- 4.19 A key priority of the spatial strategy is to direct growth to the most sustainable locations and prioritise the efficient use of land to ensure that development contributes to meeting identified local needs. In respect of housing growth the spatial strategy will deliver new homes to meet the District's local housing need (LHN) as established through the government's standard methodology along with a contribution towards the wider Greater Birmingham and Black Country housing market area (GBBCHMA) shortfall.
- 4.20 It was established through the previous local plan (strategy and allocations documents) and through the Duty to Cooperate, that there is a shortfall in housing provision within the wider housing market area. This was established during the examination of the City of Birmingham development plan and later through evidence including a Strategic Growth Study prepared on behalf of the HMA authorities within the housing market area.
- 4.21 The GBBCHMA authorities have continued to monitor the position in respect of housing needs within the market area and published a Position Statement in 2020. This statement details that the need arising from Birmingham in particular has primarily now been met. Additionally, unmet need arising from the Black Country authorities is detailed within the Position Statement and it is anticipated this need will begin to arise part way through the plan period from 2027/28 onwards. The council will continue to work collaboratively with authorities within the housing market area through the duty to cooperate.
- 4.22 Therefore, Of the 2,665 homes to be made available to the Housing Market Area to meet their need, a capped contribution of 2,000 is to be made for the Black Country Authorities' needs starting after 2027 to assist with their identified shortfall up to 2040.
- 4.23 The spatial strategy seeks to concentrate major growth within urban areas and to a number of strategic housing allocations as urban extensions to larger service villages.
- 4.24 These strategic allocations are located at our strategic centre (Lichfield City) and three of our larger service villages (Fazeley, Fradley and Whittington). Those allocations provide an opportunity to enable a significant step change in sustainability, particularly in terms of infrastructure provision for the settlements identified.

- 4.25 Alongside these allocations the spatial strategy seeks to encourage growth within settlements in conformity with the settlement hierarchy. We are mindful that a significant number of our parishes have progressed neighbourhood plans with their communities, with many 'made' as part of the development plan in the district.
- 4.26 We will support those communities progressing neighbourhood plans and empower them to identify and allocate land for growth through reviews of their neighbourhood plans. Such growth will address local housing need and be in broad conformity with the spatial strategy and settlement hierarchy.
- 4.27 The previous local plan which planned for the period between 2008 and 2029 allocated sites for a significant level of housing growth across the district, not all of these allocations have yet been delivered. Given the 'cross-over' between the plan period of the previous local plan and this local plan, the previously allocated, but yet to be delivered, sites will continue to play an important role in the delivery of our spatial strategy. Therefore, these allocations and associated policies are 'saved' from the previous local plan and included in this plan.
- 4.28 The important role of the Green belt is recognised, and the spatial strategy seeks to minimise the impact of growth on the Green Belt whilst recognising the need to deliver sustainably located development across the district. Green belt designation covers approximately half of the district with many of our settlements, including Lichfield City, Burntwood and a number of the service villages being located within or on the edge of the Green Belt.
- 4.29 The spatial strategy requires some strategic changes to the Green belt boundary. National planning policy requires the consideration of whether Green Belt boundaries will remain appropriate and are capable of enduring beyond the plan period so that boundaries should not need to be reviewed and changed again at the end of this, or in the subsequent plan period. In light of this, the Green Belt policy chapter contains identification of safeguarded land which will provide for strategic growth of key settlements.
- 4.30 Safeguarded land is not available for development now, and can only be released through a review of the Local Plan. Land which is identified as safeguarded is to be treated as Green Belt for all purposes up to the point where a plan is adopted which releases it from the designation. It is to provide for growth well beyond the plan period, should it be demonstrated that such growth is required through a review of the local plan.



## Main Locations of Growth

- 4.31 Lichfield city is the strategic centre of the District and as such this is proposed to be the main focus for growth in the plan period. It will be the focus for residential growth and town centre uses including shopping, offices and leisure activities. Land at Birmingham Road within the city centre will be redeveloped within the plan period to enhance the town centre uses which currently exist.
- 4.32 A significant strategic housing allocation will be made to the north-east of Lichfield City, including land between two sites allocated within the previous local plan. This strategic allocation will deliver a significant range of infrastructure to support the growth and enhance the services and facilities within the city. It will provide high quality living space with access to a newly created area of Local Green Space which will provide recreation in close proximity to the community it serves and will be demonstrably special to the residents.
- 4.33 Burntwood is a significant freestanding town, made up of different communities with their own identities. The process of its expansion in the 20<sup>th</sup> century has left it without many of the local services a town of its size would ordinarily benefit from. The spatial strategy seeks to meet Burntwood's needs that are not currently being met and result in residents of the community having to travel to meet many of their employment, shopping and leisure requirements.
- 4.34 This lack of provision is one of the key identified issues through the plan making process (3.6) and is at the heart of the goal of strategic objective 1 of the local plan objectives for the settlement.
- 4.35 Burntwood is entirely bounded by Green Belt, with a number of environmental and physical constraints impacting upon the settlement. It has very limited brownfield land redevelopment sites and so best use of them must be made. Given these constraints it is proposed that the growth of Burntwood will be moderate within the plan period, and previous consultation documents considered that growth of around 500 homes would be sustainable.
- 4.36 Following the adoption of the Lichfield District Council Local Plan 2040, the authority intends to develop a detailed Area Action Plan (AAP) for Burntwood; to examine options for regeneration of brownfield sites, increased local retail and housing provision and the potential for employment growth. The need for this AAP is consistent with the aims of the neighbourhood plan which is due for referendum in 2021.

4.37 This AAP is intended to be retail site led, with a view to ensuring the best use of brownfield land is made to improve the retail offer in the town. This has meant that allocations have not been progressed for housing for Burntwood as part of the Local Plan 2040, to avoid pre-determining the future of these key sites before a full review of the town has taken place. Further detail on retail policy is given in the retail chapter. The AAP will also carefully consider the outcomes of the Staffordshire County Council Public Realm Analysis of the town, and the economic development document “Burntwood Eco-System Study 2020”.

## Urban Extensions to larger villages and proportionate growth for smaller rural settlements

4.38 The rural communities account for around a third of the districts population and vary in their size and character. Our rural communities have a strong sense of identity on their own right and distinct characters. Although often seen as attractive and relatively affluent, many experience issues, for example the lack of or loss of local services and facilities, limited public transport and a lack of affordable homes within the communities.

4.39 The policy of urban extensions to some larger ‘level 3’ service villages allows for allocations proportionate to the size of these villages, to re-enforce their role in the hierarchy as locations where rural residents go to access services and facilities; and in the case of Fazeley to encourage further regeneration towards the end of the plan period. It also allows for flexibility in plan delivery of the housing need.

4.40 Many of our rural communities have prepared neighbourhood plans in order to seek to address some of these issues and play a role in planning for their areas. The spatial strategy seeks to enable those communities to draw up their own plans which will be in broad conformity with this local plan.

## New Settlement

4.41 The vision for Lichfield identifies that beyond the plan period there may be the opportunity for a new freestanding settlement in the district, which may amount to a new eco town or village. Although the study was only conducted at a high level, using preliminary evidence, the 2018 Strategic Growth Study commissioned by the 14 authorities from across the Greater Birmingham housing market area indicated that a new settlement in Lichfield district may at some time in the future be a sustainable development option and gives a number of areas of search. This study formed part of

the initial review of the Lichfield Local Plan, and will be a good starting point for further work on the potential for a new settlement beyond the plan period.

- 4.42 Throughout the Lichfield 2040 plan making process a number of representations were made from developers identifying potential locations for such a settlement.
- 4.43 Although the current plan has identified through the sustainability appraisal and spatial strategy that a new settlement would not be as sustainable, suitable, available and achievable as the current spatial strategy of urban extensions within the plan period, and would have a high infrastructure cost, it remains an active area to explore through future plan making.
- 4.44 The council supports the concept of a new settlement within its boundaries for need beyond 2040, if it is well planned and creates a sustainable place for people to live and work. Such a settlement should have the capacity to accommodate the evolving housing and economic needs of the district in line with the council's ambition for growth. The location of such a settlement would be identified through strategic plan-making within a subsequent review of the local plan.
- 4.45 Through our work to date, the following characteristics of a new settlement have emerged as necessary to ensure that new development does not become isolated, lacking a sense of community, or lacking in vital services; which would promote unsustainable transport. We are seeking to identify a new settlement of which will be of a scale where people will want to live and work.

A new settlement should have the following characteristics:

- Clear identity – a distinctive and clear local identity with an attractive and functioning centre and public realm, whilst not causing harm to the viability of existing settlements.
- Genuine mix of homes – a holistic settlement which offers a mix of high quality, distinctive homes including market, self and custom build, affordable homes and homes for all stages of life.
- Economy & employment – provision of a range of local employment types and premises including retail and commercial opportunities.
- Natural and historic environment – should be reflected, protected and enhanced through the overall design concept.
- Green space – generous, accessible and good quality open spaces, green and blue infrastructure which promote health, well-being and quality of life and which benefit from opportunities for net gains in biodiversity and our identified ecology connectivity will be provided.

- Future proofed – designed to be resilient and adaptable to changing demographics, future growth and the impacts of climate change including flood risk and water availability, with durable landscapes and building design to last for generations to come.
- Should include anticipation of the opportunities presented by technological advances such as driverless cars and renewable energy measures.
- Should promote healthy lifestyles, taking a whole systems approach to key local health and well-being priorities and strategies.
- Should be based on active travel that supports both economic prosperity and well-being for residents. This should include promotion of public transport, walking and cycling so that the settlement is easy to navigate with sustainable access to jobs, education and services.
- Infrastructure – supported by the required infrastructure at the appropriate stage.

4.46 Given that new towns and villages have struggled to come to fruition across the country, such development clearly needs to be carefully planned a long time in advance to allow for the infrastructure and investment necessary to take place.

4.47 After the adoption of the Lichfield Local Plan 2040 a detailed investigation of the potential for a new settlement to meet needs well beyond the plan period will commence. This will include a further examination of all of the representations made during the plan making process of the Lichfield 2040 plan, and the work carried out to date in reviewing this option.

The policies within this chapter contribute towards the delivery of the following objectives:

Objectives supported by policies
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All strategic objectives 1 to 15.
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## 5. Transport

### Sustainable Transport

#### Introduction

- 5.1 Facilitating the movement of goods and people is one of the key elements of economic growth and societal wellbeing, Lichfield District requires a strong transport network that allows access to a number of modes to thrive. Transport schemes and routes from new and existing development can either have a direct positive or negative effect on health, the environment and shaping place and therefore need to be carefully planned and implemented.
- 5.2 Sustainable transport is a key component of sustainable development and relates to any means of transport with a low impact on the environment. Both national and local planning policy promote the idea of sustainable transport choices which reduce the climate change effects of travel, improve air quality and congestion and improve the public realm.
- 5.3 Active travel is part of sustainable transport, it seeks to improve people's physical and mental health by using urban design principles to give pedestrians, cyclists, and users of other transport that involve physical activity the highest priority when developing or maintaining streets and roads. This can mean reallocating road space to support walking and cycling, restricting motor vehicle access, introducing traffic-calming schemes, and creating safe routes to schools and childcare settings.

#### **Strategic Policy 2 (SP2) – Sustainable Transport**

**Within Lichfield district, accessibility will be improved and transport choice widened, by ensuring that all new development is well served by an attractive choice of transport modes, including public transport, footpaths and cycle routes to provide alternatives to the use of the private car and promote healthier lifestyles.**

**Development proposals should wherever possible, either individually or collectively, make appropriate provision for:**

- **Reducing the need to travel**

- **Widening travel choices and making travel by sustainable means more attractive than the private car**
- **Improving road safety, including pedestrian safety; through promoting active travel and creating realistic options to achieve this through the location of development and new infrastructure**
- **Reducing the impact of travel upon the environment, in particular reducing carbon emissions that contribute to climate change and not contributing to unacceptable air quality levels.**
- **Supporting developments, including sites allocated in this plan, which integrate with or provide new accessible, safe and attractive active and sustainable travel networks and routes to existing amenities employment centres and railway stations**

**The District Council will continue to work with partners to improve accessibility, by enhancing sustainable transport opportunities and encouraging development that reduces the need to travel and changes travel behaviour through a balance of transport measures. Future development within the district will be focused on the most accessible and sustainable locations to reduce the need to travel and the potential for active travel.**

**Developments that are wholly car dependent or promote unsustainable travel behaviour will not be supported.**

**Initiatives related to sustainable transport improvements within the district and improvements to the wider road network will be supported.**

## Explanation

- 5.4 National Planning Policy Framework requires local plan policies to support a number of transport interventions including:
- Planning for an appropriate mix of transport uses across their area
  - Minimising the number and length of journeys
  - Providing high quality walking and cycling networks
  - Supporting the delivery of transport infrastructure requirements in their area, and if required, identify and protect areas which could be critical in developing infrastructure to widen transport choices
  - Providing for any larger scale transport facilities; and
  - Involving the relevant transport organisations
- 5.5 Planning must support a pattern of development which facilitates and promotes the use of sustainable modes of transport.
- 5.6 The census and survey information available during the plan making process tells us that there is a high volume of residents who commute outside the district and travel to work by car, leading to an increase in congestion, road safety issues and pollution. In addition, our district generally has high car ownership and low levels of journeys made by public transport compared with many other areas.
- 5.7 In relation to public transport, Lichfield District has varying levels of bus provision, with poorer frequency and access to bus services in rural areas compared with those serving Lichfield and Burntwood. The district has four railway stations, Lichfield city, Lichfield Trent Valley, Rugeley Trent Valley and Shenstone and more residents commute to work by rail compared with other areas in Staffordshire. Investment in rail services and facilities is key to encouraging a modal shift away from high car dependency.
- 5.8 Staffordshire County Council is the highway authority for the district and as such it is responsible for developing the overall transport plans for Lichfield District.
- 5.9 Planning decisions and policy developed by Lichfield District Council will help to support and implement the objectives and strategies of the Staffordshire Local Transport Plan, and schemes which help to alleviate existing transport and highway problems in Lichfield District or the wider area as identified through partnership working.

## Sustainable Travel

### Introduction

- 5.10 Local transport policy is fundamental in helping to achieve a shift away from the private car towards both public transport and active travel such as cycling and walking. National policy also supports transport measures that help to reduce carbon emissions and reduce congestion. Development should provide appropriate facilities to accommodate use of alternative modes of transport to the private car.

### **Strategic Policy 3 (SP3): Sustainable Travel**

**The district council will seek to increase sustainable travel by:**

- **Supporting measures and specific schemes to improve services and facilities for non-car-based travel including the promotion of Lichfield City's role as a public transport interchange;**
- **Supporting the development of infrastructure to serve electric and hybrid vehicles, and vehicles using other alternative forms of non-fossil fuel.**
- **Requiring proposals for all new development (including changes of use) which create new parking spaces for cars or commercial vehicles, subject to technical feasibility, to provide electric vehicle charging point(s) (EVCPs). This is to be in either in an active or passive form, with each parking space to be provided. The location and design of the EVCP must not detract from the visual appearance and character of the development or its surroundings**
- **Requiring development needing access by a large number of people to be located where it is or can be made accessible by non-car means of transport;**
- **Requiring transport assessments for all developments that are likely to have significant transport implications, to determine measures required on the surrounding highway network and ensure necessary access by all modes of transport;**



- **Requiring all major development, including employment generating and educational institutions, to be accompanied by a site-specific travel plan to promote and deliver sustainable travel choices; an**
- **Only permitting traffic generating development where it is, or can be made compatible with the transport infrastructure in the area and which takes account of:**
  - **Number and nature of additional traffic movements, including servicing needs;**
  - **Capacity of the local transport network;**
  - **Access and egress to the public highway; and**
  - **Highway safety**

## Explanation

- 5.11 The transport policies within the local plan seek to reduce the need to travel and improve the sustainability of transport networks by optimising the choice of sustainable transport modes. This policy sets out a range of measures designed to secure more sustainable travel patterns across the district, including strengthening the role of Lichfield City as a key public transport interchange.
- 5.12 The Council will support development proposals which maintain or enhance the efficient and safe operation of the highway network and which take account of the needs of all highway users for safe access, egress and servicing arrangements.
- 5.13 Development proposals which generate significant traffic movements must be accompanied by a Transport Assessment or Transport Statement which considers the impact of the proposal on the highway network and identifies the measures to mitigate impacts to acceptable levels.
- 5.14 Development proposals will be supported where suitable mitigation measures identified in Transport Assessments and Transport Statements can be secured and implemented.
- 5.15 National policy outlines that local planning authorities should adopt proactive strategies to mitigate and adapt to climate change. By 2040 the district will have a higher proportion of electric vehicles on the roads, with infrastructure in place to support them.

- 5.16 The District Council recognises the significant benefits of electric vehicles, particularly in relation to air quality and public health, and that usage of electric vehicles by residents and demand for charging infrastructure are increasing.
- 5.17 Policy LT2's requirement to provide charging points where new parking spaces are created aligns with developing the necessary infrastructure in the district to support the government's intention to end sales of new petrol and diesel cars in the UK by 2030.
- 5.18 The requirement is also in response to the Staffordshire wide Climate Change Adaptation & Mitigation study 2020 which states that "The decarbonisation of grid electricity and switching to Ultra-Low Emission Vehicles (ULEVs) in Lichfield could result in up to a 64% decrease in CO2 emissions by 2050 compared with 2017 levels."

## Transport Safeguarding

### Introduction

- 5.19 As part of the drive towards sustainable transport, the District Council has considered the need to protect certain infrastructure where it has the potential to help deliver tangible benefits in future, be they social, environmental or economic. In this respect, the Plan will safeguard the Walsall- Lichfield rail line where it falls within the Districts boundary.

### **Strategic Policy 4 (SP4): Transport Safeguarding**

**The route of the Walsall- Lichfield Rail Line is delineated on the Lichfield District Policies Map. Development proposals which would prejudice the future use of the route as a continuous sustainable transport corridor will not be permitted.**

**Any future development proposals along this corridor should positively contribute to sustainable transport and not impair reinstatement, improvement or reconstruction and must retain existing associated features from its former rail use.**

**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:**

### **Lichfield City**

- **Sainte Foy Avenue/A5127/The Friary**
- **Bowling Green Roundabout**
- **Cappers Lane/Burton Old Road roundabout**
- **A5127/Eastern Avenue/Valley Lane**
- **St John Street/A5127/Upper St John Street**
- **A5206 London Road/Shortbutts Lane/Upper St John**

### **Street/Tamworth Road**

- **Greenhill/A5127/Gresley Row/Tamworth Street**

### **Fradley:**

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

## **Explanation**

- 5.20 Investment in upgrading transport infrastructure, sustainable transport, services and facilities is key to encouraging better use of existing routes and a modal shift away from high car dependency that currently exists within the District. There is growing support for the reopening of the Burton to Lichfield line to passenger traffic, and any infrastructure or railway station improvements that would facilitate this are encouraged, taking into account the other policies in the plan.
- 5.21 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.
- 5.22 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.
- 5.23 Junction upgrades and route improvements to the A38 and A5, particularly, will be welcomed and encouraged where they facilitate traffic movement and seek to improve air quality.

## Parking Provision

### Introduction

- 5.24 The District Council recognises the need to balance parking requirements in order to maximise highway safety with the need to promote sustainable transport choices and reduce carbon emissions. The sustainable design supplementary planning document sets out the car parking standards for the district.

#### **Local Policy LT1: Parking Provision**

**The District Council will require appropriate provision to be made for off-street parking in development proposals, in accordance with parking standards set out in supplementary planning documents.**

**When considering the provision of parking, proposals for development should recognise an overall need to reduce the use of private cars and in considering the level of provision the council will have regard to the following:**

- **The anticipated demand for parking arising from the use proposed, or other uses to which the development may be put without needing planning permission;**
- **The scope for encouraging alternative means of travel to the development that would reduce the need for on-site parking. This is particularly relevant in areas well served by public transport;**
- **The means to encourage the use of low emission vehicles as part of the proposal, including the ability to provide electric public and private vehicle charging points;**
- **The impact on safety and residential amenity from potential on-street parking and the scope for measures to overcome any problems; and**
- **The need to make adequate and convenient provision for disabled parking.**

**The council will require the provision of sufficient, safe, weatherproof, convenient and secure cycle parking and associated facilities within all new developments to assist in promoting cycle use.**

## Explanation

- 5.25 National planning policy identifies a number of issues to consider when setting local parking standard for residential and non-residential development, including the accessibility of the development, the type, mix and use of development, the availability of and opportunities for public transport, local car ownership levels and an overall need to reduce the use of high-emission vehicles.

The policies within this chapter contribute towards the delivery of the following objectives:

Objectives supported by policies	
Strategic Objective 1	Sustainable communities
Strategic Objective 2	Rural communities
Strategic Objective 4	Infrastructure
Strategic Objective 5	Sustainable transport

## 6. Infrastructure & Healthy Lifestyles

### Infrastructure Delivery

#### Introduction

- 6.1 The term infrastructure is used to define all of the requirements that are needed to make places function efficiently and effectively. Infrastructure can be split into four themes; physical, green, social and community. There is a clear requirement within the national planning policy framework for infrastructure to be planned for and delivered to ensure that growth is sustainable.
- 6.2 It is important that infrastructure is delivered in a timely manner to ensure that the needs of the occupiers of new development can be met without placing undue burdens on existing infrastructure facilities and services. The levels of growth set out in this plan also mean that existing infrastructure facilities and services will play an important role in helping to meet demand where spare capacity has been identified or where co-location of facilities can be achieved for multiple uses. As such, the Council will be seeking to protect and make best use of its existing infrastructure assets.

#### **Strategic Policy SP5: Infrastructure Delivery**

**New development must be supported by the required infrastructure at the appropriate stage. To ensure that the district's communities and business are able to function and grow in a sustainable and effective manner the District Council will work with infrastructure providers, agencies, organisations and where required funding providers to enable the delivery of infrastructure.**

**The district council will collaborate with other strategic policy making authorities to ensure that administrative boundaries do not restrict the delivery of the most appropriate infrastructure response.**

**The district council will seek to protect, and where appropriate, improve services and facilities that provide a key function in the operation of existing communities.**

**Development proposals resulting in the loss of a facility from a settlement, which is important to the sustainable functioning of that settlement will not be supported unless a replacement facility of improved quality, accessibility and size is provided. Any replacement should consider and respond to up-to-date evidenced need.**

**New development will be required to provide the necessary infrastructure at a timely stage to meet the community needs arising as a result of the development. Development proposals will be expected to contribute, where appropriate, to strategic projects that support sustainable development in the wider community.**

**Both strategic and local infrastructure will be linked to the phasing of new development. Phasing and specific infrastructure requirements are set out within the Infrastructure Delivery Plan (IDP) and the policies and concept statements relating to the Strategic Housing Allocations (SHAs).**

## Explanation

- 6.3 National planning policy identifies infrastructure provision as vital to ensuring the delivery of sustainable development. There is a requirement for strategic policies to set out the requirements for sufficient provision for a wide range of infrastructure. This identified provision should anticipate and respond to long term requirements and opportunities. Community facilities and the provision for infrastructure at a local level is required to be set out in policy including those contained within neighbourhood plans.
- 6.4 Early engagement with organisations responsible for the provision of utilities, telecommunications, flood risk and energy will ensure services and facilities can be provided. Understanding critical triggers and being able to respond to them is essential.

- 6.5 Throughout the plan period there will be a requirement to collaborate effectively with strategic policy-making authorities including neighbouring authorities and the county council if we are going to understand infrastructure needs fully and reflect those needs accurately and provide the best opportunity for delivery.
- 6.6 The Infrastructure Delivery Plan sets out a range of infrastructure projects to be delivered over the lifetime of the Plan and includes details of the timing and type of infrastructure, costs associated with delivery and funding arrangements or gaps and who will lead on delivery. Projects within the first 5 years of the Plan will have greater certainty of being delivered and although longer term projects may be more fluid at this stage, the IDP is a living document which will be updated on a regular basis to ensure it remains up to date with the timing of projects and their costs and funding.
- 6.7 The Council will always seek to ensure that development makes a fair contribution to infrastructure, with developers taking the lead in this provision. Where necessary, the Council will continue to seek funding for all infrastructure projects through a range of sources including from central government, Local Enterprise Partnerships, and developer contributions. The Council will secure developer contributions through the use of S106 agreements, licensing agreements and through the CIL Charging Schedule or any successor.
- 6.8 The definition of infrastructure includes but is not limited to:
- **Transport & Physical Infrastructure** - Local & Strategic road network, cycling and pedestrian infrastructure, rail network and stations, bus services, airports and parking, gas supply, electricity supply, heat supply, water supply, waste water treatment, telecommunications infrastructure, Sustainable Drainage Systems (SuDS), flood alleviation measures, waste management.
  - **Social & Community Infrastructure** - Supported accommodation, social & community facilities including assets of community value, indoor sports facilities, affordable housing, nursery and early years, primary education, secondary education, further and higher education, acute care and general hospitals, mental health hospitals, GP surgeries and health centres, libraries, pubs, emergency services (police, fire, ambulance), places of worship, prisons.
  - **Green & Blue Infrastructure** - Parks & Gardens, natural and semi-natural greenspace, green corridors, outdoor sports facilities, amenity green space, open spaces, parks and equipped playing space, allotments, cemeteries and church yards, accessible countryside in urban areas, river and canal corridors, green roofs and walls, watercourses, pools, ponds and reservoirs.



## Supporting and providing infrastructure

### Introduction

- 6.9 The provision of the right infrastructure at the right time to sustain and grow settlements is key to ensuring that communities can prosper, feel secure and increase their social, physical and mental wellbeing. Contributions from new development, as well as other sources of funding are vital to ensure that infrastructure development keeps pace with growth.

### **Local Policy INF1: Supporting and Providing Infrastructure**

**To ensure that all new development provides the necessary infrastructure facilities required to create and support sustainable communities, the following will be required:**

- **The District Council will require all eligible development to provide the appropriate infrastructure on and off site, in line with other policies of the Local Plan and the Infrastructure Delivery Plan**
- **Strategic Housing Allocations (SHAs) will comply with relevant infrastructure requirements as set out in the Concept Statements and Infrastructure Delivery Plan**
- **The viability of developments will also be considered when determining the extent and priority of development contributions in line with the Infrastructure Delivery Plan and Plan Wide Viability Study**

### Explanation

- 6.10 Developer contributions will have a significant role to play in infrastructure delivery. The source of such contributions will be via the Community Infrastructure Levy (CIL), but Section 106 Agreements will, in some cases, also be applicable as will S278 agreements in terms of Highways issues.
- 6.11 CIL is charged as a tariff upon new development which is eligible to pay the charge (there are a few exemptions). Rates are charged per square metre and are set

following the examination and adoption of the Council's CIL charging schedule. Lichfield District Council adopted its current charging schedule in April 2016 and commenced charging in June of the same year.

- 6.12 Not all infrastructure will be able to be funded via CIL. Some infrastructure will be secured by Section 106 agreements. Section 106 contributions can only be obtained when they meet three statutory tests. They must be; necessary to make the development acceptable in planning terms; directly related to the development; and fairly and reasonably related in scale and kind to the development. Monies received and spent through the CIL regime and through Section 106 agreements are detailed within the Council's Infrastructure Funding Statement (IFS) published annually.
- 6.13 Infrastructure requirements may need to be adapted or altered to deal with changing circumstances that arise through the plan period, or that need to be refined to take account of site-specific requirements. The Infrastructure Delivery Plan will reflect these changing circumstances: it is to be revised at regular intervals and monitored alongside the Annual Monitoring Report, and will be used to inform both the amount and nature of Developer Contributions including those secured through a Community Infrastructure Levy and others through Section 106 Agreements.

## Social and Community Infrastructure

### Introduction

- 6.14 The NPPF sets out that to deliver the social, recreational and cultural facilities and services that communities need, planning policies should plan positively for the provision and use of shared space, community facilities and local services to enhance sustainability and guard against the unnecessary loss of valued facilities.

### **Local Policy INF2: Provision of Social and Community Infrastructure**

**Where new development will create, or add to, the demand for community facilities; new, additional or enhanced existing provision will be of an appropriate type, standard and size.**

**From an early stage, developers will be expected to engage with local authorities, statutory consultees, infrastructure providers and relevant local community groups, to ensure that new provision meets the needs of the community that it will serve and is fit for purpose. Where the demand generated by the residents of the new development would**

**have unacceptable impacts upon the capacity of these facilities, developers will be required to contribute to the provision or improvement of such services.**

**Social and community infrastructure should be centrally located to the population it serves and be easily accessible on foot and by bicycle. It should be located so as to have the potential to be well-served by public transport.**

**Developers should aim to provide flexible, multifunctional facilities within mixed-use developments, creating shared space which maximises benefits to the community and minimises land-take. In the case of open space, 'easily accessible' means it is located within reasonable walking distance of the development it serves. New facilities should be accessible to all members of the community, and be planned and phased in parallel with new development. New facilities should be located to address the needs of the development and where possible any identified gaps in provision. The co-location of a mix of compatible facilities and services will be supported.**

**Where it is not possible to address such provision through onsite contributions, planning obligations which contribute to off-site facilities may be required.**

## Explanation

- 6.15 National planning policy identifies infrastructure provision as vital to ensuring the delivery of sustainable development. There is a requirement for strategic policies to set out the requirements for sufficient provision for a wide range of infrastructure. This identified provision should anticipate and respond to long term requirements and opportunities.
- 6.16 The provision of social and community infrastructure can also include provision for non-built infrastructure, for example the funding of community officers and groups, bus routes etc.
- 6.17 With regard to health facilities in particular, certain areas of Staffordshire are currently experiencing limitations to their physical and operational capacity which inhibit their ability to respond to the area's health needs. The provision of substantial new housing across Staffordshire will have an impact on existing healthcare

infrastructure and generate demand for both extended and new facilities, as well as impacting upon service delivery.

6.18 Therefore, new facilities and/or investment in existing facilities will be required. It is proposed to support and work with NHS and health organisations to ensure the development of health facilities where needed. Funding for many healthcare infrastructure projects will be from mainstream NHS sources, but for some infrastructure types, an element of this funding may include contributions from developers. This contribution would be secured through planning obligations.

6.19 Major residential developments will be assessed against the ability of nearby primary, secondary and community healthcare provision to be delivered without being compromised by demand from additional residents. The calculation of additional residents and the healthcare delivery status of existing facilities and services uses an established method adopted by the Clinical Commissioning Group. Applicants should consult the CCG in advance of submission of a planning application where a significant amount of housing is proposed.

## Retention of Social and Community Infrastructure

### Introduction

6.20 The retention of services is intrinsically linked to the size and distribution of the resident population and it is important that these services remain viable. Therefore, proposals and decisions should wherever possible seek to enhance and not harm or detract from the provision of local infrastructure and services.

### **Local Policy INF3: Retention of Social and Community Infrastructure**

**The loss or change of use of existing social and community infrastructure facilities or sites will be resisted unless it can be demonstrated that demand can be met from alternative provision which has the capacity to provide facilities through co-location or provision of new facilities; and that these facilities are reasonably accessible to current users of the facility to be lost.**

**Loss or change without re-provision of facilities will only be permitted where it can be demonstrated that:**

**a) There is no longer an identified need or demand for the facility or site; it is not viable or feasible for any other social or community use**

**and no other provider of social or community services can make use of the site or facility.**

**Evidence applicants have consulted with a range of social and community service providers, and tested the market over a period of 6 months to demonstrate no reasonable interest, will need to be provided to demonstrate criterion (a) is met.**

**or**

**b) The disposal of a social or community use or asset will help to deliver or enable wider social and community benefits; including improving the provision of local sports facilities. This criterion will not usually be met simply through the provision of new housing.**

## Explanation

- 6.21 Social and Community infrastructure can build a sense of place, and increase community wellbeing, helping to deliver the NPPF's goal of promoting social interaction, 'including opportunities for meetings between people who might not otherwise come into contact with each other.' This helps to support the local economy and combat loneliness and isolation, assists with the support of an ageing population, and gives communities the spaces needed to organise, become healthier and increase their resilience.
- 6.22 The loss of this infrastructure is therefore to be resisted unless alternative suitable provision is made, or else all other options to viably provide the facility have been exhausted.

## Infrastructure and services that support healthy communities

### Introduction

- 6.23 A person's health and well-being are influenced by many things, including where they live, where they work, education, how they interact with their local community and the lifestyle choices they make. The environment that surrounds them is also very important, for example what shops, facilities and services are available in their community and what access they have to local transport. By working with health service providers and creating designs that encourage healthier choices, planners can assist in improving health outcomes.

**Strategic Policy 6 (SP6): Infrastructure and services that support healthy communities**

**The District Council will enable people to live healthy and safe lifestyles by facilitating access to a range of high quality and well-maintained open spaces, playing pitches, sport, recreation, play facilities and cultural assets which are relevant to, and meet the needs of local communities.**

**New spaces, facilities and assets will be designed to minimize opportunities for crime and anti-social behavior, to maximize accessibility and to be integrated with surrounding communities and existing infrastructure, including green infrastructure. Initiatives which enable or improve access to healthy food, for example food co-operatives or allotments, will be supported.**

**The district council will support initiatives that deliver positive impacts against targets identified within the current Community Safety Strategic Assessment and the most up to date Community Safety Delivery Plan, or future equivalent replacement documents. An emphasis on prevention and early intervention will be encouraged.**

**Where appropriate, the District Council will support the development of new or improved facilities and initiatives which contribute to improved and accessible local health care, the physical and mental wellbeing and safety of a community, including active design and high-quality design which minimizes opportunities for crime and antisocial behavior.**

**There will be a focus on supporting the delivery of actions and**

**investment in new and existing infrastructure and their supporting facilities, including leisure facilities, where they address current health priorities identified in the district council's Health and Well-being Strategy and the Physical Activity and Sport Strategy. In particular those that address healthy lifestyles and enabling our communities to age well will be supported.**

**The delivery of health infrastructure that addresses requirements identified within the National Health Service Staffordshire and Stoke-on-Trent Sustainability and Transformation Plan or future equivalent documents will be supported.**

**Health and education infrastructure requirements related to strategic development proposals will need to be understood. Where capacity restrictions are identified they should be resolved through engagement with relevant partners and providers.**

**The overall impact of strategic development on the health of our communities should be measured with mitigation aligned to actions identified within the district council's Health and Well-being Strategy and the Physical Activity and Sport Strategy.**

**A health impact assessment should be completed for those development sites that require a masterplan as set out in Policy SD2: Sustainable Design and Master planning.**

## Explanation

- 6.24 National planning policy requires local planning policies to aim to improve and change places, enabling them to support healthy and safe communities. There are three clear guiding themes; promotion of social interaction, creation of safe and accessible places and support for healthy lifestyles, especially where this would address identified local health and well-being needs.
- 6.25 New major development should encourage people to take physical exercise by providing opportunities for walking, cycling, outdoor recreation and sport and promote opportunities for recreation and social interaction. In residential led schemes, opportunities should also be taken where possible to allow residents to grow their own food.

- 6.26 Proposals for large scale development which the local authority deems would benefit from a masterplan should also undertake a screening and scoping assessment for health impacts. This should be undertaken in accordance with Public Health England's document 'Health Impact Assessment in spatial planning' 2020 or subsequent guidance. A full HIA should be undertaken if indicated by the screening and scoping report.

## Participation in Sport and Physical Activity

### Introduction

- 6.27 The Government sports and physical activity strategy, 'A Sporting Future: A New Strategy for an Active Nation' puts social outcomes at the heart of the public funding of sport. It is the Governments' goal to boost both the frequency and number of people participating in sport nationally. The strategy reflects that sport and physical activity has the power to boost physical and mental wellbeing, while teaching important life skills.

### **Strategic Policy 7 (SP7): Participation in Sport and Physical Activity**

**Where appropriate, the District Council will seek to encourage use of, protect and enhance existing sporting facilities, and other assets which encourage participation in physical activity, safeguarding sites for the benefit of local communities. Support will be given for initiatives which encourage increased levels of participation by under-represented groups in sport and physical activity.**

**The Council will actively support the provision of a new leisure facility to serve Lichfield City and its wider rural areas.**

**Initiatives to enhance and increase accessibility to sports facilities will be supported, including the provision of supporting infrastructure such as small stadia, floodlighting, drainage, training and changing facilities and other relevant infrastructure where this does not conflict with other policies in this plan.**

**Support will be given to proposals which address deficiencies in playing pitches, and to the creation of new facilities where unmet demand is**



**identified, in line with the standards set out in Policy INF4 and 5: Green infrastructure, open space and playing pitches, and provision requirements.**

**Support will be given to relocation proposals and the provision of extra playing fields where this fits with club development plans and local shortfall and where this does not conflict with other policies in this document.**

**Support will be given to the provision of new playing fields, tennis courts and bowling greens where this accords with the latest playing pitch strategy and / or the wishes of the local community and where this does not conflict with other policies in this document.**

**Support will be given for appropriate improvements to community infrastructure including community buildings and grounds and the community use of school facilities to enable them to offer a range of facilities and services that meet the needs of the local community particularly where this would facilitate opportunities to accommodate activities that promote healthy lifestyles.**

**Other infrastructure which contributes to healthy lifestyles, such as allotments, skate parks and play facilities and walking and cycling routes, will be supported in appropriate locations.**

## Explanation

- 6.28 The availability and accessibility of spaces and facilities for sport and physical activities to take place is a key part of ensuring that our communities have the opportunity to live healthy and safe lifestyles. Lichfield District is served by a range of leisure services and facilities. In recent times it has become apparent that the Friary Grange Leisure Centre in the northern part of Lichfield is coming to the end of its useable life. The Council will actively support the provision and delivery of a replacement centre which will serve the city.
- 6.29 A playing pitch strategy and action plan has been prepared as part of the evidence base supporting this local plan. This looks into the provision of facilities for a range of sports including football, rugby, hockey, cricket, tennis and bowls. The assessment

concluded that there are a number of deficiencies both in terms of quantity and quality of provision for certain sports across the District. Proposals which provide for new services and facilities, particularly in areas where there is an identified deficiency (in either or both quality or quantities terms) will be supported.

6.30 It is important that sports facilities have the necessary infrastructure to encourage participation and maximise their usage: this will depend upon the nature of their use, and location, for example floodlighting or changing facilities. It is also important that other local facilities in communities are used to best effect, and so schemes which, for example, encourage schools to allow community use of their sports facilities should be encouraged and supported.

6.31 In addition to indoor sports and outdoor sports pitches there are several other important sporting venues such as Chasewater (sailing and water skiing) and Curborough Sprint Course (motor racing and cycling). These and other facilities are important resources that contribute to a varied portfolio of activities and their importance must be recognised not just in relation to Lichfield District but also to the wider area beyond.

6.32 Many village halls and community buildings, as well as other facilities such as extended schools and places of worship in both urban and rural areas, offer a range of indoor activities run by a variety of organisations from the public, private and voluntary sectors. Typically, the larger community halls are found within larger settlements having been built in more recent years as a result of new residential development. It is important that such facilities are protected, and improved where necessary, to ensure that communities continue to have access to local facilities. Community centres are especially important in areas of health inequality as they can be used as hubs to promote healthy lifestyles, enabling the delivery of targeted outreach services as well as a range of activities.

## Green Infrastructure, open space and playing pitches

### Introduction

6.33 National planning policy seeks to protect existing open space, sports and recreational buildings and land. There is a clear recognition that policies should be based on robust and up-to-date assessments of need. The benefits of recreational open spaces in terms of contributing to creating sustainable patterns of urban and rural growth are also seen as important

#### **Local Policy INF4: Green infrastructure, open space and playing pitches**

**The Council will seek to protect, maintain and wherever possible enhance existing green infrastructure, open spaces and playing pitches. Improvements to quality and accessibility of these spaces will be encouraged.**

**Existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless the development accords with the tests set out in National Planning Policy Framework.**

**If compensatory sports or playing facilities are being proposed due to the loss or displacement of an existing facility; they must be of an equal or higher standard of quality in accordance with national governing body technical guidance and sport England design guidance.**

**All forms of compensatory provision must be provided in a location which is equivalent or better for existing users or projected new population growth.**

**Where facilities are lost, a replacement must be constructed and available for use prior to the loss of the original facility.**

**The development of new playing fields will be supported where there is an identified and unmet demand in accordance with the latest playing pitch strategy**

**Proposals that address priorities identified in the district council's physical activity and sport strategy, particularly those that encourage healthy lifestyles and ensure that our communities increase their activity levels will be supported.**

**Support will be given to the development of shared facilities which increase the opportunities for our communities to improve their health and well-being including provision which forms part of schools and colleges.**

**Support will be given to the development and growth of annual or one-off sporting events that are accessible to our communities and promote**

**active lifestyles where they are not in conflict with other policies with the plan.**

**The creation of new open spaces not linked to new development will be supported where they accord with other policies within this plan.**

## Explanation

- 6.34 National planning policy states that access to a network of high-quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities. It seeks to prevent the loss of this green infrastructure unless specific criteria are met.
- 6.35 Open spaces, which form part of the green infrastructure of the district, provide physical and mental health benefits, and are an important part of ensuring that the district's sense of place and character are maintained. They can provide a sense of peace in an otherwise busy environment, can help to connect people to nature and can be a place of joy, bonding and tranquillity.
- 6.36 The Physical Activity and Sport Strategy sets out the district councils' approach to promoting sport and physical activity to encourage more residents to become active. This overarching document identifies that our district has high participation levels in sport relative to the national and regional figures but this is offset by large number of adults and children who are inactive and overweight, classed as obese. The strategy aims to not just bring the district up to the average but aspires to achieve and maintain high levels of participation. The action plan within the document focuses on the following objectives:
- Influencing attitudes and behaviours - to inspire demand for sport and physical activity;
  - Supporting providers – to support clubs and other providers so that they can do more;
  - Places to be active – to provide good quality, accessible and sustainable places to be active;
  - Schools and Colleges – to ensure that schools and colleges do more;
  - Events – to support the development and growth of sporting events;
  - Workforce development – encouraging development of sport and activity in the workplace
  - Active travel – to increase active travel levels.

- 6.37 Through the production of the Plan, the playing pitch strategy 2020 and open space assessment 2020 have been updated. These, or updated versions of these reports, represent the main evidence base that should be used to make judgements regarding proposals which engage this policy.

## New open space provision requirements

### Introduction

- 6.38 Open spaces have a wide range of uses including for recreation, relaxation and social interactions. Open spaces, if well located and designed can make an important contribution to the health and wellbeing of individuals and wider communities.
- 6.39 The term open space incorporates a number of typologies which form part of the District's Green Infrastructure network. These typologies are highlighted within the updated Open Space Assessment 2020 and include:
- Natural and semi natural greenspace
  - Amenity greenspace
  - Green corridors
  - Provision for children and young people
  - Civic spaces
  - Allotments
  - Cemeteries and churchyards
  - Water based recreation
- 6.40 Given the level of new housing proposed during the plan period, planning has an important role to play in ensuring that the right balance of development is achieved to meet the growth needs identified whilst protecting existing open spaces.

### **Local Policy INF5: New open space provision requirements**

**The District Council will support appropriate proposals that improve the quantity, quality and accessibility of open spaces, particularly where deficiencies have been identified.**

**All open space, sport and recreation facilities identified in the Open Space Assessment will be protected and in order to improve the quantity, quality and value of green space provision, all major residential development (as defined in the National Planning Policy**

**Framework) will be required to provide or contribute towards green space in line with the minimum standards set out below.**

Typology	Minimum open space standard	Additional Information
Amenity greenspace	<p>All residents of new developments to be within 480m / 10 minute walk time of amenity green space.</p> <p>All new strategic developments allocations to provide high quality amenity space at a minimum rate of 1.7 ha per 1,000 population,</p>	<p>Appropriate proposals to improve the quality, quantity, variety and accessibility of amenity green space will be supported.</p> <p>Proposals should take into account the elements set out in the Open Space Assessment 2020.</p>
Play provision	<p>All residents living within the District's towns or villages to be within 480m / 10 minute time of an equipped play facility.</p> <p>All residents of new developments to be within 480m / 10 minute walk time of a safe and over looked equipped play facility.</p>	<p>Appropriate proposals to improve the quality, quantity, variety and accessibility and range of age groups served by individual play facilities will be supported including the provision of opportunities for less formal / natural plan.</p> <p>The involvement of communities, users and providers at an early stage must be demonstrated and proposals should take into consideration the elements set out in the Open Space Assessment.</p>
Allotments	<p>New allotment space will be provided within North of Lichfield Strategic Development Allocations at a minimum of 1 plot (150 sqm) per 31 households.</p> <p>The Strategic Development Allocations within other parts of the District will be required to provide or contribute to the provision of allotments at the same rate as above, where there is local evidence of unmet demand.</p>	<p>Allotments will be well maintained and well managed and will be designed to ensure no detrimental visual impact upon the wider landscape.</p>

**Development proposals, including strategic sites allocated within this Plan should incorporate the required amount of open space as set out in the Policy, however the Council will negotiate on a site-by-site basis the type of Open Space provision where other typologies may be more**

**appropriate or desirable, having regard to the most up to date Open Space Assessment.**

**In cases where it is deemed unsuitable to make provision for open space within or adjacent to a development site, suitable off-site open space facilities may be acceptable either as new facilities or improvements to those existing, as the Council determines is appropriate based on relevant evidence.**

**For other open space typologies where no standards are specified such as green corridors, cemeteries and church yards and civic spaces, their benefit will be recognised and support will be given to improve their quantity, quality or accessibility where appropriate.**

**Proposals for new green spaces and sustainable green corridors will be supported where they strengthen links between settlements, facilities and services and contribute to creating healthy and sustainable communities.**

## Explanation

- 6.41 National Planning Policy Framework states that high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and wellbeing of communities.
- 6.42 Given the importance of open spaces and their contribution to healthy lifestyles as well as the environmental benefits, it is considered that all spaces identified with the Open Space Assessment should be protected **Create separate map to show these that can be part of the policies maps** and additional areas sought where deficiencies have been identified. Similarly, new developments must be thoughtfully designed, maximising any opportunities to incorporate a variety of accessible, safe, attractive and usable spaces and facilities linking by means of green corridors where appropriate to other existing spaces and facilities.
- 6.43 The information collated as part of the Open Space Assessment included a detailed audit of existing provision and needs / demands of the population and those using the various open space typologies and facilities. The recommendations from the Open Space Assessment have informed the standards set out in the policy above.

- 6.44 The types of open spaces which are used on a day-to-day basis such as play areas and amenity green space have a standard of a ten-minute walk time for residents. This allows for the identification of deficiencies for example where a play area is geographically close to residential development but a physical barrier such as a canal means it is not accessible.
- 6.45 For new strategic development allocations, a standard of 1.7ha amenity green space per 1,000 population has been set as this is consistent with current existing provision in the District. As many open spaces are multi-functional, these new open spaces may need to incorporate equipped play provision and could be formal or informal depending on the local context.

## Blue Infrastructure, watercourses and flood risk

### Introduction

- 6.46 National policy outlines that local planning authorities should adopt proactive strategies to mitigate and adapt to climate change, taking into consideration flood risk and water supply. It states that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk.
- 6.47 This policy is focused on managing flood risk from all sources by applying a sequential, risk-based approach to the location of development in line with national guidance. It seeks to direct development away from areas at high risk of flooding, and where development is necessary, seeks to make it safe without increasing flooding elsewhere.

### **Strategic Policy 8 (SP8): Blue infrastructure, watercourses and flood risk**

**In line with national planning policy, any new development should be directed away from those areas at highest flood risk.**

**Development proposals must avoid areas at risk of flooding, in accordance with a risk-based sequential approach. Proposals must not increase the level of risk to the safety of occupiers of a site, the local community or the wider environment either on the site or elsewhere.**

**For Strategic Allocations, the cumulative impact of the proposed development on flood risk in relation to existing settlements, communities or allocated sites must be assessed and effectively mitigated**



**Minimising the risk of flooding and providing resilience to flooding, taking into account climate change, will be achieved by:**

- I. Requiring new development to, where possible, contribute to a reduction in existing flood risk**
- II. Applying a sequential test for assessment of applications for development giving priority to land in Flood Zone 1, and, if no suitable land can be found in Flood Zone 1, applying the exception test**
- III. Requiring new development that could cause or exacerbate flooding to be subject to a flood risk assessment which conforms to national policy and incorporates the latest available updates to modelling and climate change data and historic data and information and guidance contained in the authorities' Strategic Flood Risk Assessments, in order to demonstrate it will be safe, without increasing flood risk elsewhere**
- IV. Requiring new development to incorporate suitable Sustainable Drainage Systems (SuDS) where appropriate in the view of the local authority to manage surface water drainage: to avoid any increase in discharge into the public sewer system; to ensure that flood risk is not increased on-site or elsewhere; and to protect the quality of the receiving watercourse and groundwater. Where possible, the authorities will promote the retrofitting of SuDS and encourage development proposals to reduce the overall flood risk through the design and layout of schemes which enhance natural forms of drainage. Developers will be required to fully fund such mitigation measures for the expected lifetime of the development including adequate provision for ongoing maintenance;**
- V. Working with key partners, including the Environment Agency and Staffordshire County Council, to ensure that any risk of flooding from development proposals is appropriately mitigated and that the natural environment is protected in all new development**

**All new development, with the exception of minor extensions, in high or medium risk water catchments including Shropshire Brook & Red Brook; Leomonsley, Curborough & Pyford Brook; Mare Brook; Moreton Brook; Fotherley Brook and Crane Brook, should seek to provide wider betterment by demonstrating in site specific flood risk assessments and surface water drainage strategies what measures can be put in place to contribute to a reduction in flood risk downstream.**

**This may either be by provision of additional storage on site e.g., through oversized sustainable drainage systems, natural flood management techniques, green infrastructure and green-blue corridors and/or by providing a partnership funding contribution towards a wider community scheme. Consultation on the site-specific requirements should be undertaken with the local authority at the earliest opportunity.**

## Explanation

- 6.48 Flooding can have devastating economic and human consequences, so national policy seeks to eliminate, reduce and mitigate the potential for flooding as much as possible through good planning decisions. It is predicted that the incidence of flooding will increase as a consequence of climate change.
- 6.49 To understand and respond to possible flood scenarios in our district, the council commissioned a Level 1 Strategic Flood Risk Assessment endorsed by the Environment Agency. The purpose was to provide an evidence base to support spatial planning decisions during the plan period. The Strategic Flood Risk Assessment provides mapping, definitions, flood defence and sustainable drainage systems details and provides information regarding all sources of flooding. Level 2 strategic flood risk assessments have been provided for all new strategic allocations identified through this plan.
- 6.50 To provide multifunctional benefits including water quality, water quantity, biodiversity and amenity, all major development proposals, and other proposals where deemed appropriate by the local authority, will be required to incorporate sustainable drainage systems and provide details of adoption, ongoing maintenance and management. Sustainable drainage systems must be designed in accordance with Staffordshire local standards.
- 6.51 Preference will be given to systems that contribute to the conservation and enhancement of biodiversity, blue and green infrastructure in the wider area where

practicable. The Staffordshire sustainable drainage systems handbook provides guidance on sustainable drainage systems design and selection.

6.52 As an overarching principle, all new development should seek to provide an overall reduction in flood risk. The risk of flooding can be reduced by:

- Using a sequential approach to determining the suitability of land for development;
- Ensuring that all flood risk management infrastructure is maintained over a development's lifetime;
- Seeking to ensure that watercourses are left in open space and are well integrated into existing Green Infrastructure wherever possible;
- Careful site design, including reconfiguring ground levels or site access points, culvert improvements, channel restoration, the use of planting, and existing woods and trees to manage flood risk and incorporating SuDS. Suitable SuDS solutions will vary according to location, for example underground water storage tanks may not necessarily be suitable or desirable. Developers will need to think creatively about the most sustainable SuDS solutions, taking into account principles of good design and the effect of the scheme on the development as a whole and its surroundings.
- Where a Surface Water Management Plan shows the presence of pluvial flooding, the development will need to compensate for the pluvial flood volume lost by providing additional flow and storage capacity within the developments surface water drainage system and attenuation storage;
- Ensuring that all flood management designs which form part of planning applications are fully implementable and free from legal or design impediments which are likely to affect their usefulness;
- Considering and acting on the cumulative impact of existing and new development, for example: Ensuring that works to raise the highway levels where the highway is subject to fluvial flooding will only be permitted if provision is made at the same time to provide additional flood flow capacity under the highway to ensure no adverse impacts upstream.

6.53 Large-scale development should contribute to meeting with the objectives of the EU Water Framework Directive, informed by the Staffordshire Water Cycle Study.

## Water Quality

### Introduction

- 6.54 There are a number of watercourses which flow through Lichfield District. The quality of these water courses is measured and monitored under the Water Framework Directive by the Environment Agency. The District Council will support initiatives which improve the quality of water courses which flow through its administrative area.

#### **Strategic Policy 9 (SP9): Water Quality**

**Development will be permitted where proposals do not have a negative impact on water quality, either directly through pollution of surface or ground water or indirectly through the treatment of waste water by whatever means.**

**In line with the objectives of the Water Framework Directive, development must not result in any waterbody failing to meet the class limits for the status class declared in the final River Severn and Humber River Basin Management Plans.**

**Further site-specific analysis of any development proposals located in proximity or upstream of SSSIs will be required before development commences.**

### Explanation

- 6.55 This policy is intended to ensure that development causes no negative impact upon the waterbodies and the ecological quality of watercourses in the District, or outside its boundaries, in line with the requirements of the EU Water Framework Directive. The improvement of both ecological and chemical water quality will be encouraged.

The policies within this chapter contribute towards the delivery of the following objectives:

Objectives supported by policies	
Strategic Objective 1	Sustainable communities
Strategic Objective 3	Climate change
Strategic Objective 4	Infrastructure
Strategic Objective 11	Healthy and safe lifestyles
Strategic Objective 13	Natural resources

## 7. Sustainable Development

### Sustainable Development

#### Introduction

- 7.1 This section sets out the strategic policies that will underpin and guide sustainable development within the district to ensure that when growth takes place sustainable communities are created.
- 7.2 The purpose of the planning system is to contribute to the achievement of sustainable development. National policy sets out that there are three overarching objectives to achieving sustainable development: economic, social and environmental. These objectives need to be balanced carefully to accomplish a positive outcome which takes into account local circumstances and reflects the character, needs and opportunities of our area.

#### **Strategic Policy 10 (SP10): Sustainable Development**

**The council will secure sustainable development by requiring all development to contribute to the creation and maintenance of sustainable communities, mitigate and adapt to the adverse effects of climate change, make prudent use of natural resources, reduce carbon emissions, enable opportunities for renewable energy and help minimise any environmental impacts such as flood risk.**

**To achieve this, development should address the following key issues:**

- **Protect and enhance the character and distinctiveness of Lichfield district and its settlements and maintain the vitality, viability and vibrancy of local communities**
- **Protect the amenity of existing and future residents and promote social cohesion, inclusion and reduce inequalities through the provision of appropriate employment, quality housing, services, facilities and infrastructure**
- **Be of a scale and nature appropriate to its locality**

- **Encourage the re-use of previously developed land and the re-use of buildings as a sustainable option, especially the positive contribution that conservation of heritage assets and their settings can make**
- **Reduce the overall need to travel, whilst optimising choice of active travel, deliver safe and sustainable access for all users**
- **Conserve, enhance or expand natural, built and heritage assets and their settings and improve our understanding of them**
- **Minimise and manage water, waste and pollution in a sustainable way, by incorporating reduction, re-use and recycling measures in the design and following the waste and drainage hierarchy ensuring a development takes account of flood risk and is safe for its lifetime; all new development and conversion schemes are to be located and designed to maximise energy efficiency, and use sustainable design and construction techniques appropriate to the size and type of development, using local and sustainable sources of building materials wherever possible. This includes facilitating energy conservation through energy efficiency measures as a priority and the use of renewable energy resources wherever possible, in line with the energy hierarchy**
- **Prevent the contamination of land, water and soil, ensure that development on brownfield sites affected by contamination is remediated and that any ground instability or former land uses is addressed, avoid sterilisation of mineral resources, safeguard high quality agricultural land, minimise levels of noise and light pollution**
- **Sustain and improve air quality with no decline in standards being deemed acceptable as a result of new development. Development in air quality management areas should be consistent with the relevant air quality action plan; and**
- **Maximise opportunities to protect and enhance biodiversity**

- **Geodiversity, blue and green infrastructure, and use opportunities to facilitate urban cooling.**

## Explanation

- 7.3 This policy underpins the local plan and sets out the principles of sustainable development against which development proposals will be assessed. Sustainable development is at the heart of local planning and the district council has a key role to play in reducing carbon emissions, stabilising the climate and adapting to unavoidable changes in the district, such as new housing requirements and associated infrastructure. Managing change in a sustainable way is key to achieving the planning objectives of the National Planning Policy Framework. Creating a district where development meets the needs of our communities whilst minimising its impact on the environment is also a strategic priority that the council as a whole has committed to.
- 7.4 New growth must contribute to sustainable development and needs to pursue economic, environmental and social objectives in a mutually supportive way so that opportunities can be taken to secure net gains. We will fundamentally address this requirement through locating, designing, servicing and accessing development in the most sustainable way combined with focusing on the efficient use of energy and resources. Development must function well throughout its lifetime and enhance the health and well-being of our residents now and in the future.
- 7.5 The district council is committed to conserving natural resources and reducing carbon emissions. This Policy seeks to ensure that new development is sited and designed to minimise energy needs and to incorporate the best environmental practises and the most sustainable construction techniques. This will reduce energy demand, waste and the use of natural resources such as construction materials, water management, waste minimisation and recycling.
- 7.6 Our district has a distinctive settlement pattern, many natural assets and an important historic environment. This means that in order to achieve our vision to create communities which are clean, green and welcoming places to live, work and play, development will require bespoke solutions and innovative construction and design techniques.
- 7.7 All our assets combine to give Lichfield its attractive and unique character and promote pride within our communities. Promoting pride, social cohesion and inclusion can be influenced by a variety of factors. These include access to employment and good quality housing opportunities ensuring access to services, facilities and infrastructure such as healthcare, recreation, leisure and cultural

pursuits, open spaces and green networks, as well as through greater community engagement and participation. Enabling our district to be a safe and healthy place to live for all our communities.

- 7.8 Planning decisions and policies will support the waste hierarchy approach as advocated by the waste authority, Staffordshire County Council. This approach is fundamental to The Staffordshire and Stoke-on-Trent Joint Waste Local Plan 2010 - 2026 (the Waste Local Plan) was adopted in March 2013.
- 7.9 Land is a finite resource and protecting soil quality and mineral deposits will allow future generations to be able to continue meet their needs.
- 7.10 The district council has a number Supplementary Planning Documents which provide greater detail on how development proposals should avoid harms and secure improvements in our district which will contribute to sustainable development.
- 7.11 After the adoption of this Local Plan, Supplementary Planning documents will be reviewed and updated, in the interim they remain valid as far as they accord with the new adopted plan.

## Sustainable Design and Master planning

### Introduction

- 7.12 Design has a major influence on how we interact with our environment. Our surroundings help us identify the area where we live. They can make us feel safe or unsafe and can promote pride and respect for a place. Promotion of high-quality design throughout the district is important and relates to the built and natural environment and hard and soft landscaping. There is considerable potential to achieve a high-quality built environment which can be responsive to the effects of climate change.

### **Local Policy SD1: Sustainable Design and Master planning**

**All development proposals should ensure that a high quality sustainable built environment can be achieved and that development is able to function well throughout its lifetime.**

**Development will be supported where it can be clearly and convincingly demonstrated that it will have a positive impact upon the following design elements:**



**Context, character and sense of place:** New development, including extensions, conversions and alterations to existing buildings, should respond positively to and respect the character of the site and surroundings in terms of layout, size, scale, architectural design and public views. Design should establish a strong sense of place using streetscapes and buildings to create attractive and comfortable places to live, and having appropriate regard to the historic environment (in conjunction with Policy HIS1).

**Public realm and landscape:** New development should ensure that the design of landscaped areas, open space and public realm are of high quality, provide a clear structure and constitute an integral and cohesive element within the design. New development should respect local landscape character and sympathetically incorporate any on-site or adjoining landscape features.

**Legibility and Identity:** New development should create clear and logical layouts that create and contribute to a strong and distinctive identity and which are easy to understand and navigate. This should be achieved through a well-structured and defined public realm, with a clear relationship between uses, buildings, routes and spaces, and through the appropriate use of vistas, landmarks and focal points.

**Amenity and Space:** New development should enhance comfort, convenience and enjoyment through assessment of the opportunities for light, privacy and external space, and the avoidance or mitigation of potential disturbances, including visual intrusion, noise, smell and pollution.

**Energy efficiency and carbon reduction:** New development should reduce energy consumption through sustainable approaches to building design and layout, such as through the use of low-impact materials and high energy efficiency; and incorporate renewable or low carbon energy technologies, where appropriate (in conjunction with Policy SD4 and other relevant policies).

**Transport:** New development should be located in areas which have a good, safe access to public transport reducing the need to travel by car and optimising the choice of active sustainable travel options including walking and cycling. Development should create new public transport nodes where necessary and provide space in the design for

infrastructure which encourages the use of low emission vehicles (in conjunction with Policy LT2)

**Safety and Security:** New development should be designed to contribute to safe communities including reducing the risk of fire, conflicts between traffic and cyclists or pedestrians, and reducing the likelihood and fear of crime.

Proposals must also demonstrate that they have taken account of any design-related policies, as well as those in relevant Neighbourhood Plans as well as local supplementary planning documents.

Major developments, where deemed appropriate in the view of the local authority, will require a masterplan to support the detailed design stage. The masterplan will ensure the vision of the development is not diluted over time through cumulative minor changes, and will help to enable infrastructure delivery.

Detailed requirements of masterplans and design briefs, should the local planning authority consider they are required to accompany proposals, are set out in **Table x** within this policy. These requirements are not exhaustive.

**Table x: Masterplan content**

The following is a guide to the types of topics a masterplan should cover.

1. Vision for the site.
2. Local character assessment, identification of any constraints/opportunities and how policy requirements for the density of the site can be achieved.
3. Movement framework, including connections to the surrounding area and through the site for all modes (which shall include details of a secondary pedestrian/emergency access).
4. Street types and road hierarchy, including measures to limit traffic speeds when it would add to the safety of vulnerable road users.
5. Building forms, heights, having regard to finished floor levels, existing and new landmarks.
6. Street layout and character areas, key frontages, key corners.
7. Building and surface materials palette, fenestration and architectural design details.
8. Landscape design principles, how the edges of the development will integrate into the adjacent built form/landscape or soften the impact of the development.
9. The locations, layout and specifications for the on-site public open space, play areas, allotments etc. and sustainable urban drainage.
10. Parking strategy including the provision of secure cycle parking facilities for each dwelling unit.
11. Development phasing including green infrastructure and the natural habitat creation areas and how they deliver biodiversity net gain and contribute to the nature recovery network.
12. Phasing and delivery of infrastructure, services and facilities.
13. Waste management including recycling and refuse collection.
14. How the development is future proofed to deal with the effects of climate change and contributes to achieving the government target of zero carbon by 2050.
15. Identify any renewable energy, low carbon energy generation on site and any areas which require to be safeguarded to allow their long-term use.
16. Where design and access statements are required to be submitted, they may need to show how the building's mass impacts on amenity and street scene in a range of weather and light conditions including a night time view.
17. Ensuring that new development contributes to the reduction of crime and the fear of crime and wherever possible contributes to the improvement of physical and mental health

## Explanation

- 7.13 Good design is a key aspect of sustainable development and we have a high-quality built environment in our district. Opportunities exist with all development to reduce the carbon footprint and minimise impact upon the environment to assist in mitigating and adapting to the effects of climate change and future proof it.
- 7.14 This policy provides clear expectations for designing high quality development within our district. New development should create a strong sense of place which is attractive, welcoming, inclusive, safe, secure, accessible and promotes good health and well-being. Development should function well throughout its lifetime, from the

large scale aspects such as of major transport infrastructure and redevelopment in a city or town centre through to the small details of the waste and cycle storage facilities, for example.

- 7.15 High quality development can help raise the overall standard of design. More generally in an area it should facilitate visually attractive places and spaces as a result of good architecture, layout and appropriate landscaping which is sympathetic to local character and history. Where appropriate, development should incorporate the use of smart technologies as a means to future proof development.
- 7.16 Development should be attractive and create places which people want to use in order to encourage pedestrian movement and natural surveillance. Consideration as to the purpose of the development and how it relates to its wider setting with regard to the anticipated number of users can assist in integrating suitable measures within a development to provide a safe usable environment. Specifically designed features will be encouraged to facilitate a sense of ownership, promote pride as well as enhancing the appearance of a development.
- 7.17 The historic qualities of the built environment can contribute to the character and distinctiveness of an area. They also can support the visitor economy within the district and stimulate investment and spend. The historic environment contributes to the quality of life of existing and future generations and should be sustained and enhanced.
- 7.18 The natural environment adds to the biodiversity and amenity of an area and can support people's health and well-being. Trees and hedgerows have an inherent biodiversity value and can help integrate new development into the landscape and environment. They can assist in mitigating for the effects of climate change, increase the tree canopy cover in the district and make the public areas within a development more usable and attractive
- 7.19 The effects of climate change will impact upon our environment within this plan period. Design should be brought forward which is resilient to the impacts of climate change.
- 7.20 Further guidance is contained within the Trees, Landscaping and Development, Historic Environment and the Sustainable Design Supplementary Planning Documents and in the other policies in this plan.

## Protecting Green Belt Land

### Introduction

- 7.21 The Government attaches great importance to Green Belts, and this is reflected in National Planning Policy Framework. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping designated land permanently open; the essential characteristics of Green Belts are their openness and their permanence.

### **Strategic Policy 11 (SP11) Protecting Green Belt Land**

**Within the West Midlands Green Belt, as defined on the policies map, opportunities to enhance the beneficial use of the Green Belt will be supported.**

**This may include opportunities to provide access, for outdoor sport and recreation, to retain and enhance landscapes, visual amenity and biodiversity, or to improve damaged and derelict land.**

**Development within the Green Belt must retain its character and openness. Inappropriate development is, by definition, harmful to the Green Belt and will not be approved except in very special circumstances. Very special circumstances will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and other harm, is clearly outweighed by other considerations.**

**The construction of new buildings within the Green Belt should be regarded as inappropriate, unless it is for one of the exceptions listed within the National Planning Policy Framework.**

**Limited affordable housing for local community needs in the Green Belt will be supported on small rural exceptions sites where the development complies with Local Policy H2: Affordable housing.**

**Through the plan making process of developing this plan, a strategic need to make changes to the Green Belt boundary to accommodate the growth requirements of the district has been identified. This has been addressed through amending the Green Belt adjacent to Fazeley and Whittington, to accommodate strategic growth.**

**In addition, Safeguarded Land has been identified and removed from the Green Belt adjacent to Burntwood, Lichfield and Fazeley to ensure that the Green Belt boundary is capable of enduring well beyond the plan period.**

**Safeguarded Land is not for development now, and will not be released for development unless or until a future review of the local plan identifies it for development.**

## Explanation

- 7.22 Approximately half of Lichfield district lies within the defined Green Belt surrounding the West Midlands conurbation, from the south of the district to the West Coast Mainline which forms the northern boundary.
- 7.23 National Planning Policy Framework makes clear that changes should only be made to the Green Belt boundary in exceptional circumstances. Within Lichfield district such circumstances have been determined to exist both in terms of removing land from the Green Belt to meet strategic development needs and the identification of new Green Belt to the north of Lichfield city as part of the planning for the large-scale development to the north of the city.
- 7.24 National policy makes clear that where necessary areas of land should be safeguarded between the urban areas and the Green Belt to assist in meeting longer-term development needs beyond the plan period. The identification of such land will ensure that the Green Belt boundaries will not need to be altered further at the end of the plan period.
- 7.25 The plan has identified such safeguarded land adjacent to Burntwood, Lichfield and Fazeley. These areas of safeguarded land are not allocated for development and planning permission for development within the area of development restraint will only be granted following an update to the Development Plan.
- 7.26 The Green Belt Review 2020 provides a strategic and comprehensive review of the Green Belt within Lichfield District. This has informed the planning judgement undertaken in relation to the changes to the Green Belt boundary.

## Renewable and Low Carbon Energy

### Introduction

- 7.27 Over the past few years, the government and independent scientific groups have been calling for the move towards renewable and low-carbon energy generation, both incorporated into new and existing buildings, and as part of decentralised urban networks for heat and power. This will reduce reliance on fossil fuels, has the capacity to improve air quality, and will help to reduce the potential for climate change. The 2019 Climate Change Committee Report, United Kingdom Housing: Fit for the Future, calls for new development to include ultra-high levels of energy efficiency by 2025, at the latest, with no new homes connecting to the national gas network from that date.
- 7.28 The Staffordshire wide Climate Change Adaptation & Mitigation study 2020 states that 'The decarbonisation of grid electricity and switching to Ultra-Low Emission Vehicles (ULEVs) in Lichfield could result in up to a 64% decrease in CO2 emissions by 2050 compared with 2017 levels... In order to meet the UK-wide 2050 target for reaching Net Zero emissions, Lichfield will need to (a) reduce energy demands from transport and buildings, (b) seek to increase the provision of local renewable energy as much as possible and (c) take actions to increase carbon removals from the atmosphere. Lichfield includes a significant area of Green Belt land along with a variety of other sensitive landscapes. Although these areas could potentially accommodate sensitively-designed renewable energy installations, they also offer significant opportunities to deliver environmental benefits through 'natural' climate solutions such as tree planting.'

### **Local Policy SD2: Renewable and Low Carbon Energy**

**Provision should be made on or off-site for renewable and low carbon energy generation within Lichfield district to maximise environmental and economic benefits whilst minimising any adverse local impacts.**

**The Council will support proposals for renewable energy generation particularly where they have wider social, economic and environmental benefits, provided that the direct and cumulative adverse impacts of the proposals on the following assets are acceptable, or can be made so:**

- **the historic environment including heritage assets and their setting**

- natural landscape and townscape character
- nature conservation
- amenity – in particular through noise, dust, odour, and traffic generation

**Proposals will be expected to**

- Reduce impact on the character and appearance of the open countryside, for example by locating energy distribution lines below ground where possible
- Make a positive and marked contribution to moving towards a zero-carbon economy
- Show how technology, once installed, will be maintained and continue to provide benefit for the lifetime of the development
- include provision to reinstate the site when the equipment is no longer in use or has been decommissioned
- incorporate measures to enhance biodiversity
- not cause harm to local traffic networks
- support and enhance the local economy wherever possible

**Support will be given to low carbon and renewable developments on brownfield land or using existing buildings, for example the installation of solar photovoltaic panels on commercial properties, subject to the criteria in this policy, and the policies in the plan taken as a whole.**

**Support will also be given to solar photovoltaic farms on brownfield land or lower grade agricultural land, rather than on the best and most versatile agricultural land, subject to the other criteria in this policy being met.**

### **Wind Energy**

**Proposals for wind energy development will be supported where they:**



- 1) are within an area defined as being suitable for wind energy development within an adopted Neighbourhood Plan; and**
- 2) are able to demonstrate, following public consultation, that all material planning impacts identified by affected local communities have been adequately addressed; and**
- 3) they meet all the other requirements of policies in this plan**

**In addition to meeting criteria 1. to 3. above, where wind energy development located within the Green Belt would constitute inappropriate development, planning permission will not be granted unless very special circumstances (as set out in the NPPF) can be demonstrated.**

### **Renewable Heat**

**New developments will connect to or be designed for future connection to community heating networks where appropriate. Where no district heating scheme exists or is proposed in the proximity of a major new development, the potential for developing a new scheme on the site should be explored and pursued where feasible.**

**Priority sites for district heating include: Lichfield City including strategic allocation SHA1 and within Burntwood town centre**

### **Hydro Power**

**Major development along river and canal corridors (watercourses) will be expected to investigate the feasibility of using small scale hydro power to meet energy needs. Pre-application advice from the Environment Agency is advised.**

### **Explanation**

- 7.29** This policy provides a positive strategy for energy generation, and supports the supply and use of renewable and low carbon energy technologies and their infrastructure. Through identifying the issues which our communities take pride in; including history, culture and our high quality built and natural environment, we are able to support proposals which reflect these priorities and respond appropriately to them.

- 7.30 Proposals for renewable and low carbon energy generation should show how they have carefully considered and responded to the issues and proposals set out in the Staffordshire wide Climate Change Adaptation & Mitigation study 2020, particularly as it relates to Lichfield District.
- 7.31 This plan does not identify any suitable locations for wind energy development in the district, therefore, unless such locations are identified in Neighbourhood Plans then National Planning Policy Framework policy on this form of development will apply.
- 7.32 Proposals for renewable energy and associated infrastructure will be assessed on the following basis:
- The degree to which the scale and nature of the proposal reflects the capacity and sensitivity of the landscape or townscape to accommodate the development, including any cumulative impacts
  - The impact on local amenity, including residential amenity;
  - The impact of the proposal on sites of biodiversity value, ancient woodland and veteran trees;
  - The impact on the historic environment, including the effect on the significance of heritage assets and their setting and important views associated with valued landscapes and cityscape;
  - The proximity to and impact on transport infrastructure and the local highway network; and
  - The impact of the decommissioning of the site and its restoration
  - The impact on the local economy;
  - The contribution to Green House gas emissions.

The policies within this chapter contribute towards the delivery of the following objectives:

Objectives supported by policies	
Strategic Objective 1	Sustainable communities
Strategic Objective 2	Rural communities
Strategic Objective 3	Climate change
Strategic Objective 13	Natural resources
Strategic Objective 14	Built environment
Strategic Objective 15	High quality development

## 8. Housing

### Introduction

- 8.1 The quantum, location, type, tenure and affordability of new housing to be delivered within the District to 2040 are key policy areas of this local plan. These key policies will seek to ensure that the new housing which is delivered meets the needs of our current and future populations.
- 8.2 Lichfield District has historically been, and remains, an area of high demand for housing which is driven by our resident population and by in migration into the District often from higher-income households. This has resulted in house prices which are higher than the average both nationally and in the wider West Midlands. Lichfield District will continue to be an area of housing growth which will be achieved in ways which protect the living standards and environment of our current residents as well as those people moving to the area.

### **Strategic Policy 12 (SP12): Housing Provision**

**The District Council will plan, monitor and manage the delivery of a minimum of 9,727 homes within the District between 2018 and 2040 ensuring that a sufficient supply of deliverable and developable land is available to deliver around 321 homes per year between 2018 and 2027, and 526 homes per year between 2027 and 2040 to assist with the demonstrable housing market area shortfall between these dates. New housing will be focused upon the existing built/urban areas and the key urban and rural settlements identified within the settlement hierarchy as described in policy SP1: Spatial Strategy.**

**There will be a focus on housing delivery on sustainably located brownfield sites to ensure the efficient use and re-use of land within the District. The overall distribution of new homes will be guided by the spatial strategy and settlement hierarchy.**

**There is a need to identify new locations adjacent to existing settlements to accommodate the balance of dwellings which cannot be built on sites within the existing urban areas of the District. These strategic housing allocations are as follows:**

<b>Strategic housing allocations</b>	<b>Approximate number of new homes</b>
<b>Land to the North-east of Lichfield</b>	<b>3,300</b>
<b>Land West of Fazeley</b>	<b>800</b>
<b>Land off Huddlesford Lane, Whittington</b>	<b>75</b>
<b>Land off Hay End Lane, Fradley</b>	<b>500</b>

**In those remaining rural areas (outside of levels 1,2,3,4 of the settlement hierarchy, those sites allocated through the settlement sections of this plan) only the following residential development will be permitted:**

- **Infill development within defined village settlement boundaries (set out on the local plan policies map);**
- **Affordable housing delivered through rural exception sites (Policy H2: Affordable housing);**
- **Changes of use and conversion schemes;**
- **Development supported by local communities identified through neighbourhood plans; and**
- **Dwellings to serve agricultural, forestry and other occupational workers within the rural areas.**

**Residential development will be expected to:**

- **Contribute to the achievement of sustainable communities;**
- **Incorporate high quality design in line with the council's adopted supplementary planning documents;**
- **Assist in meeting the identified housing needs including affordable homes, homes to meet the needs of the district's demographics; and,**
- **Deliver identified physical, green and community infrastructure requirements necessary to support the creation and maintenance of sustainable, balanced communities.**

**The district council will support the delivery of 7 residential pitches to meet the identified needs of gypsies and travellers to 2040.**

Table X (After policy)

Settlement	Net completed dwellings (01/04/2018 - 31/03/2020)	Committed supply of dwellings (at 01/04/2020)	Strategic housing allocations	Total
Lichfield City	741	3304	3300	7345
Burntwood	172	400	0	572
East of Rugeley	0	800	0	800
North of Tamworth	83	1000	0	1083
Alrewas	-8	169	0	161
Armitage with Handsacre	-4	204	0	200
Fazeley, Mile Oak & Bonehill	7	130	800	937
Fradley	189	966	500	1655
Shenstone	0	55	8	55
Whittington	1	20	75	96
Other rural	140	262	0	402
<b>Total</b>	<b>1321</b>	<b>7310</b>	<b>4675</b>	<b>13,306</b>

## Explanation

- 8.3 Lichfield District will make provision for 9,727 dwellings between 2018 and 2040. This equates to an annual requirement of 321 dwelling each year between 2018 and 2040 which is the District's Local Housing Need (LHN) as established by the standard approach to calculating LHN. From April 2027 the annual requirement will increase to 526 dwellings each year until 2040, this will incorporate the District's LHN and its contribution toward the unmet needs from within the housing market area.
- 8.4 This contribution will equate to 2,665 homes between 2027 and 2040 at an annual rate of approximately 205 dwellings each year. The Spatial Strategy, as set out in policy SP1: The Spatial Strategy, focuses growth within and around sustainable settlements within the District and makes best use of the infrastructure existing within and supporting those settlements.

- 8.5 The National Planning Policy Framework requires local authorities to meet their housing needs and to assist in meeting unmet needs from neighbouring authorities where it has been robustly evidenced that such needs cannot be met. The NPPF makes clear that planning authorities must use the 'Standard methodology for calculating housing need' to establish their Local Housing Need (LHN). The standard method is set out within planning practice guidance and utilising this formula the LHN for Lichfield District is 321 dwellings per annum.
- 8.6 **Table X** demonstrates the provision of approximately 13,300 dwellings through this Local Plan. Such supply is in excess of the minimum housing requirement of 9,727 homes identified within Strategic Policies 1 and 12. This 'buffer' provides flexibility in the housing supply across the plan period which will ensure that should circumstances change and a development is not delivered or is delivered at a slow rate than anticipated the housing requirement is still delivered.
- 8.7 As detailed in SP1: The Spatial Strategy the District Council will deliver 2,665 homes to meet unmet needs from the wider housing market Area from 2027, this will see the annual housing requirement step from 321 to 526 homes per annum for the remainder of the plan period.
- 8.8 In the two years prior to April 2020, we have delivered 1,321 net new homes within the District at an average rate of 660 dwellings each year. Housing delivery has increased significantly since April 2018. In the ten years before the plan period the average number of homes completed each year had been 276 dwellings. This increase in the number of homes completed annually is in part due to the upturn in the housebuilding economy (prior to the Covid-19 pandemic) and also due to a number of the larger housing allocations from the Local Plan 2008-2029 delivering homes in the early part of this local plan period.
- 8.9 Phasing is one of the most important aspects of housing delivery to ensure the quality and form of development achieved is sustainable. The delivery of required new infrastructure will determine when and how quickly certain areas can be developed and the ability of providers to delivery necessary infrastructure will need to be taken into account. Each Strategic Housing Allocation is accompanied by a concept statement (Appendix B) which sets out the assumed delivery timescales for each location. Given the 'cross-over' of this plan period with that of the previous local plan it is anticipated that the Strategic Housing Allocations are likely to deliver in the middle to later years of the plan period (to 2040) whilst those allocations which have been 'saved' will continue to deliver in the earlier years of the plan. A trajectory of the anticipated completions of development is set out at Appendix A.

## Providing a balanced housing market

### Introduction

- 8.10 Providing a balanced housing market is important in meeting housing needs but also important in delivery sustainable communities. The council recognises the need for a mix of dwellings of a variety of sizes, types, tenures and values throughout the District to meet the current and future requirements arising from all types of households.

### **Local Policy H1: Achieving a Balanced Housing Market and Optimising Housing Density**

To deliver a balanced housing market across the plan period, new residential development will include an integrated mix of dwelling types, sizes and tenures based upon the latest assessment of housing needs within the District. There is currently an imbalance of dwelling types within the District which the council will seek to redress through actively promoting the delivery of smaller properties including two and three bed dwellings to increase local housing choice and contribute to the creation of sustainable and mixed communities.

To assist in achieving this all new residential development should seek to achieve a mix of housing as set out in the table below:

	<b>1 Bedroom</b>	<b>2 Bedroom</b>	<b>3 Bedroom</b>	<b>4+ Bedroom</b>
<b>Market homes</b>	<b>5-10%</b>	<b>30-35%</b>	<b>44-45%</b>	<b>5-15%</b>
<b>Affordable homes (ownership)</b>	<b>10-20%</b>	<b>35-45%</b>	<b>30-40%</b>	<b>5-15%</b>
<b>Affordable homes (rented)</b>	<b>20-30%</b>	<b>25-30%</b>	<b>35-40%</b>	<b>5-10%</b>

**Where the proposed mix of dwelling types and tenures differs significantly from the above then it must be justified through evidence of identified housing need and the character of the area where development is proposed, taking into account:**

- **Evidence of housing need including reference to the housing register;**
- **Character and nature of the development site and of the wider area within which the site is located;**
- **Detailed design considerations specific to the development and location; and**
- **Financial viability of the scheme.**

**The District Council will promote the delivery of specialist housing and care accommodation for older persons to reflect the needs of the changing demographic profile of the District's population across the plan period.**

**Proposals for self-build and custom-build homes will be supported where they are sustainably located and do not conflict with other policies within this plan.**

**Proposals for new residential development will be expected to make efficient and effective use of land and to be developed at the optimum density.**

**New housing development will be expected to achieve a minimum net density of 35 dwellings per hectare, except in Lichfield city and Burntwood, where densities of 50 dwellings per hectare should be achieved in locations benefiting from good public transport links.**

**In exceptional circumstances, lower densities in rural locations may be acceptable if required to be compatible with good design, reflecting the existing settlement pattern and character of the area, and is in keeping with the other policies in this chapter.**

## **Explanation**

- 8.11** National planning policy seeks to ensure that local housing needs are met through the provision of a range of house types, tenures and sizes based on current and future



demographic trends, market trends and the differing needs of groups within a community.

- 8.12** The District Council recognises the need for dwellings of a variety of sizes, types, tenures and costs throughout the District to meet the current and future requirements arising from all types of households, including vulnerable groups with special requirements such as older people, single persons and those with learning disabilities, physical disabilities and mental ill health. Supported housing can include sheltered housing schemes, such as extra care, designed specifically for older people and also supported housing schemes for vulnerable groups, whilst lifetime homes provide accessible and adaptable accommodation for everyone, from young families to older people and individuals with a temporary or permanent physical impairment.
- 8.13 The Housing and Economic Development Needs Assessment (HEDNA) identifies that there is an imbalance of housing types across the District, with concentrations of larger, detached homes, particularly in the rural areas and villages. As a result, it identifies that there should be a focus on the delivery of smaller, more affordable homes, particularly two and three bedroom properties which will be appropriate for first-time buyers, renters and families to access and also for people who may wish to downsize.
- 8.14 The HEDNA identified the desired dwelling mix for all tenures of market and affordable homes which will assist in rebalancing the housing types across the District. This mix will enable flexibility within the ranges provided to ensure new development meets the needs of the District's population whilst ensuring the character and design of schemes is able to reflect the context of a particular development site. Where a mix of housing is proposed that does not respond to the identified needs, then the applicant will be expected to provide robust evidence to justify the proposed mix.
- 8.15 In addition, the District's changing demographic profile, which will see increasing numbers of older people, will have implications for the types of homes which people will wish to reside in. The HEDNA identifies a growing need for specialist accommodation and accommodation linked to care provision within the District to meet the needs of the population. This will also place increase demand on existing specialist accommodation and for services and adaptations which will enable people to remain living independently in their own homes. A number of the District's neighbourhood plans and community plans have identified the desire, particularly in rural settings, to provide suitable homes to enable people to downsize within their own settlement.
- 8.16 The Self-Build and Custom House Building Act requires the Council to maintain and where necessary update a register of those individuals seeking to acquire land to build their own homes. The Council will continue to maintain such a register and support appropriate proposals to deliver services plots, in sustainable locations, for custom and self-house building.

- 8.17 National planning policy seeks to ensure that new development makes effective use of land and in particular that where there is a known shortage of land to meet development housing needs. In such circumstances development must ensure that it makes optimal use of available land and avoids homes being built at low densities. The NPPF also states that minimum density standards should be used for town and city centre locations which are well served by public transport.
- 8.18 The 2018 Strategic Growth Study identified that by ensuring appropriate increased densities of residential development were achieved across the GBBCHMA this would assist in meeting, in part, any unmet need. The study concluded that in parts of the HMA including Lichfield District it would be reasonable to assume a density of 35 dwellings per hectare as a minimum. Lower density schemes will only be acceptable where the character or amenity of the locality would be clearly harmed or where specific site constraints would result in lower densities.

## Providing affordable housing

### Introduction

- 8.19 The definition of affordable housing includes housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the definitions in the NPPF for affordable housing.
- 8.20 To be 'affordable', the cost of housing must be low enough for eligible households to afford based on local incomes and house prices.

### **Local Policy H2: Affordable Housing**

**The District Council is committed to improving housing affordability in Lichfield District. Over the Local Plan period the Council will seek to deliver the following levels of all affording housing provision on all sites of 10 or more (net) units across the District.**

Typology	Minimum affordable housing provision	Additional Information
Non allocated sites		
Previously developed land	20%	This applies to all sites between 10 and 500 dwellings.

Typology	Minimum affordable housing provision	Additional Information
Greenfield sites (non-strategic)	35%	This applies to all non-strategic sites between 10 and 500 dwellings.
Greenfield sites (strategic)	20%	Individual viability assessments for affordable housing delivery are required on development proposals for strategic sites over 500 dwellings. These open book viability assessments are to be undertaken independently and paid for by the developer. The plan wide viability guidance suggests all these sites provide at least 20% affordable housing provision.
<b>Allocated strategic sites</b>		
North East Lichfield	20%	These sites have been individually assessed as part of the plan wide viability appraisal.
West of Fazeley	20%	
Land at Hay End Lane, Fradley	20%	
Land at Huddlesford Lane, Whittington	35%	This site has been assessed within the plan wide viability appraisal and can provide a minimum of 35% affordable units.

**The type of affordable housing to be provided on site will be negotiated having regard to:**

- **The Government’s policy on affordable home ownership tenures and other affordable home ownership product requirements<sup>3</sup>;**
- **The district wide need for affordable housing, taking into account all other sources and supply of affordable housing;**
- **Levels of affordability in the area; and**
- **Size, type, tenure of housing in the area**

**All affordable housing need should be met on-site. The Council will only accept a financial contribution in lieu of on-site provision where it can be**

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<sup>3</sup> The NPPF stipulates 10% of affordable housing provision should be provided as affordable home ownership tenures

**satisfactorily demonstrated that on-site provision is neither feasible nor viable.**

**All phases of development should provide the percentage of affordable housing required by this policy, to avoid some phases being dominated by affordable or market housing – unless otherwise agreed by the Council.**

**Where a site has been sub-divided or is not being developed to its full potential so as to fall under the affordable housing threshold the Council will seek a level of affordable housing to reflect the provision that would have been achieved on the site as a whole had it come forward as a single scheme for the allocated or identified site.**

### **Rural Exceptions**

**In addition to sites allocated for development with the local plan, housing development will be supported on small rural exception sites and where affordable homes can be delivered to meet the needs of local people from within the district where there is no conflict with other local plan policies.**

**The following criteria will apply:**

- Homes provided are affordable;**
- The site is directly adjacent to existing village settlement boundaries;**
- A housing need has been identified in the parish, or in one or more of the adjacent parishes for the type and scale of development proposed; and**
- The proposed development is considered suitable by virtue of its size and scale in relation to an existing settlement and its services, and its proximity to public transport links and key infrastructure**

### **Design**

**The Council will require developments to incorporate and suitably integrate affordable and market housing with a consistent standard of quality design and public spaces to create mixed and sustainable communities.**

### **Delivery**

**The provision of affordable housing will be secured through a section 106 agreement. This will specify the timing of the delivery of any dwellings and/or payment of commuted sums. Planning obligations will be used to ensure that the affordable housing will remain at an affordable price in perpetuity, or for the subsidy to be recycled to alternative affordable housing provision.**

### **Engagement**

**Early involvement of the Council and registered providers in site discussions and design is strongly encouraged, preferably at the pre-application stage, in order to ensure that affordable housing provision will meet relevant requirements and standards.**

### **Explanation**

- 8.21 Affordable housing is defined in national guidance as social rented, affordable rented, intermediate housing, provided to eligible households whose needs are not met by the market. Paragraph 61 of the NPPF states that the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies, which includes those who require affordable housing.
- 8.22 The NPPF also goes on to outline that where major development involving the provision of housing is proposed, planning policies and decisions should expect at least 10% of the homes to be available for affordable home ownership, unless this would exceed the level of affordable housing required in the area, which is not the case in Lichfield District, or significantly prejudice the ability to meet the identified affordable housing needs of specific groups.
- 8.23 The Housing and Economic Development Needs Assessment (HEDNA) is the primary evidence base for determining affordable housing need. The HEDNA identifies there is an affordable housing need of 220 units per year, which over the plan period is 4,480 units. Given that the affordable housing need equates to 64% of the local authority's local housing need and based on previous completion rates as set out in the Authority Monitoring Report this figure will be challenging to achieve, the local authority will work with Registered Providers to maximise opportunities for increased numbers of affordable housing units in addition to homes negotiated through planning obligations.
- 8.24 Reflecting on economic viability considerations, the Council will negotiate for varied affordable housing levels in residential developments depending on the nature of the development. The affordable levels are set out in the table above. In considering the plan wide viability assessment, the figure of 500 units has been identified as an

appropriate quantum of development in which to differentiate between the level of affordable housing on non- strategic greenfield sites and strategic greenfield sites.

- 8.25 In applying the policy, site specific considerations will be taken into account in relation to the element of affordable housing that will be expected. The presumption is that the affordable element will be delivered on the application site unless robust justification exists for provision on an alternative site in the developer's ownership and control, or for a financial contribution in lieu of on-site provision which will help to deliver strategic housing objectives.
- 8.26 The development of rural exception sites is by its nature an exceptional circumstance where affordable housing development may be permitted in the open countryside. Rural exception sites are however still required to comply with all other policies of the local plan, together with national planning policy and national planning guidance.

## Accommodation for gypsies and travellers

### Introduction

- 8.27 National planning policy in relation to gypsies and travellers is set out in the national planning policy for traveller sites. This requires the district council to set targets for gypsy and traveller pitches to accommodate the likely permanent and transit needs within a plan period.

### **Local Policy H3: Accommodation for gypsies and travellers**

**The district council will support the delivery of a minimum of 7 residential pitches to meet the identified needs of gypsies and travellers to 2040 including meeting the identified need for 4 of these pitches by 2024.**

**The council will encourage the intensification of provision in locations which are already successfully accommodating need as a means of delivering. In the event that provision within our district has not been increased by 2024 the council will consider all available delivery mechanisms including those that involve the council taking a lead role in delivery.**

**The location of any future allocations and the determination of planning applications will be informed by the following criteria and having regards to other national and local planning policies:**

- **The site is within or adjacent to a settlement identified as sustainable within the settlement hierarchy (levels 1, 2, 3) or close to the transport corridors of the A38 and A5;**
- **Where a proposal is located within, adjacent to or close to a settlement, the location of the site, the number of pitches or plots should relate and be appropriate to the surrounding population's size and density and should not put an unacceptable strain on local infrastructure;**
- **The site should be capable of providing adequate on-site facilities for parking, storage, play and residential amenity appropriate for the number of pitches or plots;**
- **Vehicular and pedestrian access to the site should be safe and reasonably convenient;**
- **The site should be located within flood zones 1 or 2;**
- **The site should be appropriately landscaped and screened to provide privacy for occupiers and to maintain the visual amenity of the landscape/townscape within which it is located; and**
- **Development of the site should protect the local amenity and environment and will have no significant detrimental impact on adjoining properties or neighbouring land by virtue of noise and other disturbance caused by movement of vehicles to and from the site**
- **Traveller sites (temporary or permanent) in the Green Belt are inappropriate development. Subject to the best interests of the child, personal circumstances and unmet need are unlikely to clearly outweigh harm to the Green Belt and any other harm so as to establish very special circumstances.**

## Explanation

- 8.28 National planning policy in relation to provision for gypsy and traveller communities is set out in the National Planning Policy for Traveller Sites. This sets out the requirements for the Council to meet the accommodation needs of the gypsy and traveller community within the plan period.
- 8.29 Lichfield district council along with Tamworth and North Warwickshire borough councils commissioned a joint Gypsy and Traveller Accommodation Assessment in July 2019. The study provides a robust assessment of needs and concludes that there was no remaining need from earlier assessments and that any such need would be included into the need identified through the 2019 study.
- 8.30 The study concluded that there is a need for 7 residential pitches within Lichfield district which meets the planning definition set out within national guidance. Of these 7 pitches it is recommended that 4 should be delivered by 2024. The study also found that there was no requirement to make provision for transit pitches at this stage.
- 8.31 The council produced a Gypsy and Traveller Paper in 2016 in support of the previous local plan which considered the potential supply of sites to meet gypsy and traveller needs within the district. This study concluded that there were insufficient deliverable sites at that stage to meet identified needs. Since the time of this study no further sites for potential gypsy and traveller accommodation have been promoted or identified through the plan-making process. As such it is proposed that intensification of the existing resource coupled with a criteria-based policy is the most appropriate approach to assist in the delivery of future allocation of sites to meet this need.
- 8.32 Planning Policy for Traveller Sites sets out national policy for gypsy and traveller sites and will be the key determinant of planning applications for such uses.

The policies within this chapter contribute towards the delivery of the following objectives:

Objectives supported by policies	
Strategic Objective 1	Sustainable communities
Strategic Objective 2	Rural communities
Strategic Objective 6	Meeting housing need



## 9. Employment, Retail, Tourism & Economic Growth

### Employment and Economic Growth

#### Introduction

- 9.1 National planning policy is committed to delivering a strong and comprehensive economy. Planning policies should help to create the conditions in which businesses can invest, expand and adapt, taking an approach which should allow each area to build on its strengths, counter any weaknesses and address the challenges of the future
- 9.2 The council's strategic plan seeks to support a vibrant and prosperous economy, ensuring that the district is open for business as an attractive location for investment. Lichfield district benefits from a diverse local economy with a wide range of sectors and employers based within the area and the council will continue to aim to build on the strengths of this.

#### **Strategic Policy 13 (SP13): Employment and Economic Growth**

**Lichfield District will continue to maintain and seek to enhance its diverse local economy and encourage opportunities for inward investment. The needs of the local economy to 2040 will be supported through the following measures:**

**Approximately 85 hectares of land will be allocated for employment uses, informed by the employment land availability assessment amongst other evidence.**

**The district has a wide and varied rural hinterland which plays an important role in the local economy. Proposals for economic development and the diversification of the rural economy will be supported. Opportunities for new business formations will be actively pursued and the long-term survival of businesses will be encouraged with sustainable forms of business, including home-working and the expansion of information communication technology networks being supported. The district council will encourage education and skills**

**development in order to provide employers with access to a skilled labour force as well as reducing levels of out-commuting.**

**The district council will support proposals for new, or the expansion, conversion or redevelopment of existing employment premises within the existing employment areas and allocated employment sites as shown on the local plan policies map**

**Development proposals outside of the traditional use classes (E, B2 and B8) will usually not be supported unless it can be demonstrated that the proposed use would enhance or complement the existing employment offer and is demonstrated that any proposed use falling outside of the above specified use classes would not detrimentally affect an employment area. Such proposals will be supported on defined existing and allocated employment sites, where the proposals clearly demonstrate the potential for job creation and provided they do not undermine the main purposes of the employment allocation. Proposals for retail or leisure uses on such sites will be permitted providing they are related in scale and use to the primary employment focus of the site and would not have an adverse impact on the viability and vitality of the employment area.**

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

- Details of comprehensive marketing of the site for at least 12 months and appropriate to the prevailing market conditions; and**
- A financial appraisal that demonstrates that the development of any employment generating use is unviable;**
- Where it can be demonstrated that the continued use of a site, or its development for employment uses would lead to site-specific environmental problems or traffic problems which cannot be satisfactorily resolved**

## Explanation

- 9.3 The Housing and Economic Development Needs Assessment (HEDNA) 2019 identifies the employment land requirements for the district to the period to 2040. This analysis suggests approximately 84.6 hectares of employment land should be allocated to provide for around 357,100m<sup>2</sup> floor space for employment generating uses (E, B2 and B8 use classes). The Housing and Economic Development Needs Assessment suggests the employment land requirement is made up of the following elements:

Table X: Employment Land Requirements 2018-2040

<b>Employment land Requirements 2018-2040</b>		
<b>Use Class</b>	<b>Floorspace Requirement (sqm)</b>	<b>Land Requirement (ha)</b>
<b>E (formerly B1a/b)</b>	93,500	18.7
<b>E (formerly B1c)/B2</b>	70,800	17.7
<b>B8</b>	192,800	48.2
<b>Total</b>	<b>357,100</b>	<b>84.6</b>

- 9.4 The Housing and Economic Development Needs Assessment notes the success in delivering warehousing, logistics and distribution type development in Lichfield district in recent years, highlighting the district's geographical position and excellent transport and communications links. Given the particular growth within this sector, the HEDNA recommends that a need for 48.2 ha of B8 is met.
- 9.5 The Employment Land Availability Assessment demonstrates that there is a considerable supply of sites currently within the planning process which assist in meeting the employment land requirements for the district. In the first two years of the proposed plan period (2018-2020) 33.1 hectares of employment land was completed providing for 107,551m<sup>2</sup> of commercial floorspace. There is significant further capacity for employment land within the district's existing urban and employment areas and a committed supply of sites. The Employment Land Availability Assessment also demonstrates that there is a limited supply of potential further options for employment growth within the district.

## Retail & Centres

### Introduction

- 9.6 Lichfield District has a wide range of retail services and facilities, from city centre shops through local centres to meet local needs to rural shopping services. A key aspect of national policy is the need to ensure the vitality of town centres by supporting the role that town centres play at the heart of local communities and taking a positive approach to their growth, management and adaptation.
- 9.7 Over the past few years, town centres across the country have faced the challenge of major economic and social change which has had an impact on the way we shop, use our leisure time, and engage with other town centre uses. This has resulted in a change to our high streets and centres, with the rapid growth of discount retailers, introduction of convenience shopping and an overall decline in demand for town centre retail floor space in all locations, apart from in the most successful centres.
- 9.8 Continuing to locate retail and other services within Lichfield, Burntwood and local centres across the District is considered to be the most sustainable way to meet the needs of the District's residents.

### **Strategic Policy 14 (SP14): Centres**

**Development proposals for retail, leisure, office and cultural facilities will be focused within Lichfield city centre and the commercial centre of Burntwood and having regard to centres outside of the district in line with the hierarchy set out below.**

<b>Hierarchy of centres</b>	<b>Location</b>
<b>Strategic centre (Lichfield City has many shops, services, employment and entertainment locations which service a much wider catchment than just the local population)</b>	<b>Lichfield city (including Streethay)</b>
<b>Town centre (Burntwood shops and services primarily serve local catchments but provide for main weekly convenience shopping)</b>	<b>Burntwood</b>

<b>Rural centre (shops and services for day to day needs within villages to serve the wider rural area)</b>	<b>Alrewas, Armitage with Handscare, Fazeley, Fradley, Little Aston, Shenstone, Whittington, Stonnall, Kings Bromley &amp; Hopwas</b>
<b>Neighbourhood centres (shops and services for day to day needs within urban neighbourhoods)</b>	<b>E.g Boley Park, Curborough, Darwin Park, Netherstowe, Dimbles Lane, Morley Road, Park Hill Road, Chasetown &amp; Swan Island</b>

## Explanation

- 9.9 Detailed retail assessment and policy was presented and adopted as part of the Lichfield 2019 Local Plan Allocations Development Plan Document. Monitoring evidence indicates that this policy has been working well across a number of indicators, and up to early 2020 vacancy rates in the town centres were falling.
- 9.10 During the early stages of Plan Preparation of the Lichfield Local Plan 2040 it was identified that, although further work would be considered, little change was planned to the Retail Policies in the Plan during the review. The Lichfield District Local Plan Review: Scope, Issues & Options (2018) set out that retail assessment policies did not require significant change (pg. 10) and that the 2017 Lichfield Centres Report was fit for purpose in driving retail policy (pg.65) and did not need early review.
- 9.11 Since the Coronavirus national pandemic restrictions were applied in spring 2020, further retail work has not been possible, and so therefore no valid rationale has been presented to move away from the existing policy, which matches the existing evidence base. It is however recognised that a refresh of the 2017 work should be conducted once Coronavirus restrictions have eased.
- 9.12 As part of the Burntwood Area Action Plan Development Plan Document (scheduled to commence in late 2021), a retail review of Lichfield District will be conducted which will re-appraise the 2017 Retail Centres Evidence Base. This will look at the retail relationships between settlements in the District and how consumers spend in the different locations, and what potential there is for growth. If new Retail Policy is required at that time, it can be set out alongside the Area Action Plan. This should allow some time for the retail sector and local businesses to stabilise and recover after the pandemic.

## Drayton Manor Park

### Introduction

- 9.13 Located in the Green Belt, Drayton Manor Park is recognised as a unique contributor to our visitor economy and provides employment opportunities for local residents. It is important that the local plan sets out how we intend to balance the economic and environmental impacts of this important facility.

#### **Local Policy E1: Drayton Manor Park**

**Any proposal for major development within Drayton Manor Park will need to be considered on a comprehensive basis in the context of a planning brief and masterplan for the whole site. The Council will consider applications for development at Drayton Manor Park favourably, where:**

- **Such development would upgrade and improve the viability of the attraction;**
- **They address the potential for wet woodland and grassland restoration and re-creation;**
- **They are appropriate to its function as a major tourism destination;**
- **Make a positive contribution to the local economy;**
- **They are acceptable taking into account its location within the Green Belt; and**
- **They are compatible with the local infrastructure network.**

### Explanation

- 9.14 Our evidence tells us that Drayton Manor Park forms an integral part of the Visitor Economy Strategy for Lichfield district and Staffordshire providing a regionally significant tourist destination and encouraging overnight stays which benefits other attractions in Lichfield district and Tamworth. The attraction also is the 9th largest employer within Lichfield district.
- 9.15 Due to the nature of a theme park and zoo, much of the site is open in nature being made up of rides and large open air animal enclosures. Also within the site are areas which largely comprise of substantial permanent buildings such as a hotel and conference facilities. Opportunities exist within these sections of previously developed land, for their improvement and development of further facilities to support the continued operation of the site. Our evidence suggests that there are

opportunities for the site to deliver objectives for biodiversity connectivity enhancements.

- 9.16 Whilst important, our evidence supports the position that there are no exceptional circumstances which justify removing the site from the Green Belt. To ensure we can plan positively and provide certainty our policy supports the infilling or the partial or complete redevelopment of previously developed land, within the park whether redundant or in continuing use, where this would not have a greater impact upon the openness of the Green Belt than the existing development.
- 9.17 The nature recovery network connectivity mapping identifies an opportunity for the improvement/creation of grassland and wetland where appropriate. Through master planning this can be identified and safeguarded for the long term with the benefit of existing habitats that can be enhanced as appropriate.
- 9.18 A master-plan will ensure that development is not brought forward incrementally and that we can ensure our district is able to benefit from co-ordinated positive impacts, in particular those identified in our Visitor Economy Strategy and biodiversity connectivity evidence.

## Tourism

### Introduction

- 9.19 The tourism industry is a key contributor to the local economy in Lichfield district and is rich in discovery and vibrant in style, giving us a sense of place which we are proud of. The district is a place to visit for a day trip or a short break and has a wide and varied tourism offer, from leisure and adventure activities, heritage and culture, and hospitality, events and festivals.

### **Local Policy E2: Tourism, Arts and Culture**

**The district council will support the growth of sustainable tourism in the district where this does not conflict with other local plan policies.**

**Developments connected with the existing local and national tourism attractions in the district, including those in Lichfield City Centre, the National Memorial Arboretum, Drayton Manor Park, Chasewater Country Park, Cannock Chase Area of Outstanding Natural Beauty, the**

**National Forest and the Forest of Mercia, the Central Rivers Initiative, the Trent Valley way, and the canal network will be supported and promoted where they do not conflict with other local plan policies.**

**Existing assets, facilities and venues for cultural events, activities and the arts will be protected in accordance with policy INF3, and support given to their appropriate improvement, both for tourists and residents.**

**New assets and initiatives which enable or support culture and art activities and experiences within the district will be supported where appropriate, particularly if they also contribute to the growth of the visitor economy.**

**New tourism initiatives will be supported where they are of particular local relevance and significance and do not conflict with other policies within the local plan.**

## Explanation

- 9.20 The West Midlands Regional Tourism Strategy (2019 – 2029) focuses on growing the regional economic impact of tourism by creating greater awareness of the region, its key themes and its tourism assets. In the next decade the aim is to grow the economy by 9% from £12.6bn to £13.7bn and create 19,000 jobs.
- 9.21 It aims to drive growth in the business and leisure tourism sector and encourage overnight stays. Its two main strategic goals are to increase the number of United Kingdom visitors to stay in the West Midlands and encourage a greater number of international visitors to visit the West Midlands.
- 9.22 This policy also provides support for improvements to facilities that promote art and cultural activity. It is acknowledged that these elements can play an important role in promoting social inclusion, instilling identity and contributing to ensuring the vitality of town centres. The district is rich in cultural and art assets and activities. We need to ensure these assets are protected, but can also grow and adapt to be relevant to our communities and play a part in social interaction. Funding for Arts and Cultural facilities will be explored by the council, and opportunities to fund such developments through Community Infrastructure Levy and developer contributions will be considered.
- 9.23 A range of new visitor accommodation will be sought through the application of this policy to help support the local economy generally and support priorities identified to enable the growth of our visitor economy.



The policies within this chapter contribute towards the delivery of the following objectives:

Objectives supported by policies	
Strategic objective 1	Sustainable communities
Strategic objective 2	Rural settlements
Strategic objective 7	Economic prosperity
Strategic objective 8	Employment opportunities
Strategic objective 9	Our centres
Strategic objective 10	Visitor economy

## 10. Natural Resources

### Natural Resources

#### Introduction

- 10.1 A The term 'natural resources' in relation to the Local Plan refers to the supply of materials and assets that occur within the natural environment of Lichfield District. This includes the natural elements air, water and soil and the countryside as a resource for agricultural production, mineral extraction, and recreation and leisure opportunities, as well as the landscape characteristics and the varied habitats and species that live within it. Whilst it largely relates to the characteristics of the countryside, our towns and villages also contain significant natural environments.

#### **Strategic Policy 15 (SP15): Natural Resources**

**The District Council is focused on improving the connectivity, interpretation and integration of the green infrastructure and natural resources within our district. This includes the delivery of overall net gain for biodiversity and the protection of internationally, nationally and locally important natural assets and contributing positively towards their future management.**

**The District Council will seek to deliver an enhanced relationship between the countryside and settlements by creating linkages and corridors that provide for the integration of people, fauna and flora in both rural and urban locations, especially where there are opportunities to reduce health inequalities.**

**Biodiversity will be made more accessible to all by creating new and managing existing rural and urban spaces to promote well being where there will be no adverse impacts upon nature conservation.**

**The District Council will support the safeguarding of our ecological networks, including the restoration and creation of new habitats, veteran trees, tree and woodland planting and local nature reserves including through the opportunities provided within the Cannock Chase Area of Outstanding Natural Beauty, the National Forest, the Forest of Mercia, the Central Rivers Initiative, the River Tame Management Strategy and the project associated with the restoration of the Lichfield Canal.**

**All designated sites and non-designated priority habitats, together with historic landscapes and townscapes, will be protected from damage as a result of development or poor management, and enhanced where appropriate. Opportunities for the interpretation of natural resources will also be supported and encouraged.**

**The District Council will seek opportunities for the creation of habitats that allow for the mitigation of the effects of climate change on species, including the enhancement of opportunities for species to migrate. Where possible, links between habitats will be re-created and further habitat losses will be prevented. The District Council will seek to deliver overall net gain for biodiversity within Lichfield District.**

**Natural resources, including our nationally important lowland heathland will be managed in a sustainable way to ensure protection and longevity. The District Council will seek to protect minerals resources by preventing sterilisation. The District Council will also contribute to the management and protection of Cannock Chase Special Area of Conservation and Cannock Chase Area of Outstanding Natural Beauty.**

**In circumstances where the effects upon biodiversity from a development are not within a development site but occur off-site, a financial contribution to deliver mitigation may be appropriate.**

**This is particularly relevant to consideration of impacts upon the River Mease SAC and Cannock Chase SAC.**

**If the District Council deems that suitable mitigation cannot be realistically achieved, development should be refused.**

## Explanation

- 10.2 There are a variety of wildlife rich habitats within the district including heathlands, ancient woodlands and semi-improved grasslands, along with water features supporting a wide range of flora and fauna. There are a number of internationally important areas within and close to the district including the Cannock Chase and River Mease Special Areas of Conservation, the Cannock Chase Area of Outstanding Natural Beauty and several Sites of Special Scientific interest. **Need a GI Corridors Map to include with the proposed plan consultation.**
- 10.3 Our landscape is both a natural and historic asset. It reflects the geological form and the history of human activity both culturally and ecologically. The National Planning Policy Framework states planning policies should contribute to and enhance the natural and local environment recognising the intrinsic beauty of the countryside and protecting and enhancing valued landscapes.
- 10.4 The purpose of this policy is to ensure that the District's significant natural environmental assets are protected and where possible enhanced. Development should not be prevented on sites where it can be demonstrated that satisfactory mitigation for species and habitats can be created.
- 10.5 Designated sites include; Sites of Specific Scientific Interest (SSSI); Sites of Biological Importance (SBI); Special Areas of Conservation (SAC); and Local Geological Sites. Other priority habitats include Biodiversity Action Plan sites and species (BAP), ancient woodland, and local nature reserves. Sites that receive statutory protection as part of their designation will be protected and where possible enhanced in line with the above policy and their relevant legislation. Strategic landscape initiatives such as the Cannock Chase Area of Outstanding Natural Beauty, the National Forest, the Forest of Mercia and the Central Rivers Initiative will contribute to positive landscape change across the District.

## Countryside Management

### Introduction

- 10.6 The countryside is defined as the largely undeveloped area that separates cities, towns and villages. Much of the landscape of Lichfield District consists of the wide areas of countryside separating our settlements.

#### **Local Policy NR1: Countryside Management**

**The countryside of Lichfield District is valued as an asset in its own right and will be protected.**

**The countryside should be protected from inappropriate development which would cause environmental harm (including in terms of visual impact).**

**All development proposals should protect the countryside's intrinsic character and beauty, the diversity of its landscapes, heritage and wildlife, and the wealth of its natural resources.**

**To this end new building development in the countryside away from existing settlements, or outside of those areas designated for development within this Local Plan, will be strictly controlled.**

**In keeping with this protection, the District Council recognises the important economic role of the countryside and wealth of resources it provides. Development proposals will be supported which:**

- **Assist in delivering diverse and sustainable farming enterprises;**
- **Deliver/assist in delivering other countryside-based enterprises and activities, including those which promote the recreation and enjoyment of the countryside, such as forestry, horticulture, fishing and equestrian activities, and crops for energy generation, which may fall outside the definition of agriculture; and**
- **Provide for the sensitive use of renewable energy resource.**

## Explanation

- 10.7 Lichfield can be considered to be a largely rural District, with the wide tracts of rural open land which separate our towns and villages making up a considerable proportion of the District. Much of the land use activity within the countryside falls outside of the scope of the planning system, but as the countryside within Lichfield District provides a wealth of opportunities for leisure and recreational activities, as well as supporting traditional agricultural practices and farm diversification, the planning system has an important role in supporting and facilitating positive countryside management and in strengthening the rural economy.
- 10.8 A range of new visitor accommodation will be sought through the application of this policy to help support the local economy generally and support priorities identified to enable the growth of our visitor economy.
- 10.9 The Local Plan aims to continue to protect the countryside, but also recognises the socio-economic needs of rural communities. However, the role of the countryside as a natural resource is recognised and the District Council will seek to positively manage change through the development management function.

## Habitats and Biodiversity

### Introduction

- 10.10 There is a wealth of biodiversity assets within Lichfield district, including habitats which are protected both nationally and internationally. The District Council will continue to protect and enhance such assets.

### **Local Policy NR2: Habitats and Biodiversity**

**Development proposals where the objectives are to conserve or enhance biodiversity or geodiversity and deliver a net gain for such objectives will be supported in principle where this accords with other policies in the local plan.**

**Development will only be permitted where it:**

- **Protects, enhances, restores and implements appropriate conservation management of the biodiversity and/or geodiversity value of the land and buildings;**

- **Minimises fragmentation and maximises opportunities for restoration, enhancements and connection of natural habitats (including links to habitats outside Lichfield district);**
- **Incorporates beneficial biodiversity and/or geodiversity conservation features, including features that will help wildlife to adapt to climate change where appropriate; and**
- **Delivers a net gain for biodiversity and/or geodiversity in the district.**

**Development proposals that would have a direct or indirect adverse effect on local designated sites, protected sites, protected or priority species or habitats that are considered to have geological and biodiversity value, will not be permitted unless:**

- **They cannot be located on alternative sites that would cause less or no harm;**
- **The benefits of the development clearly outweigh the impacts on the features of the site and the wider network of wider habitats;**
- **Prevention, mitigation and compensation (biodiversity offsetting) measures are provided which ensure there is no net loss of such sites; and**
- **Offsetting will be focused on addressing identified habitat network enhancements.**

**Development resulting in the loss or deterioration of irreplaceable habitats such as ancient woodland and ancient or veteran trees will be refused unless it accords with the exceptional reasons identified within the National Planning Policy Framework. If exceptional reasons are justified a suitable compensation strategy including its delivery will need to be secured.**

**Ancient wood pasture and historic parkland are also irreplaceable habitats and as such will also receive the same consideration as other forms of ancient woodland. In order to ensure that development does not result in deterioration of these habitats open space between trees in an area of ancient wood pasture or historic parkland shall be protected.**

## Explanation

- 10.11 Protection of natural assets is a key element of planning policy. Once these assets are lost, they often can never be fully regained.
- 10.12 In addition to policies in national guidance proposals should particularly seek to contribute towards to UK priority habitats and species in Lichfield District and any additional Staffordshire or National Forest BAP species. Development proposals should be accompanied by sufficient information to assess the effects of development on protected sites, species, biodiversity or geology, this should take into consideration indirect effects including climate change and changes in hydrology.
- 10.13 The delivery of a net gain in biodiversity will continue to be supported in line with the National Planning Policy Framework. This will be supported through the application of Natural England's biodiversity metric which enables the calculation of biodiversity baselines, the forecasting of losses and gains through development and land management practices.

## Trees, Woodlands & Hedgerows

### Introduction

- 10.14 An important part of the landscapes of the District are the trees and hedgerows which line our streets, fields and create areas of woodland and tranquillity.

### **Local Policy NR3: Trees, Woodlands & Hedgerows**

**Lichfield District's trees, woodland and hedgerows are important visual and ecological assets.**

**In order to retain and provide local distinctiveness in the landscape, trees, veteran trees, woodland, ancient woodland, and hedgerows should be protected and retained, unless it can be demonstrated that removal is necessary and appropriate mitigation can be achieved.**



**In the case of ancient woodland and veteran tree(s), development which would harm or destroy these assets will be resisted.**

**Space will be made within developments to accommodate veteran trees and ancient woodland including sufficient land around the ancient woodland to allow for expansion through natural regeneration and ongoing long term management.**

**The removal of large mature species and their replacement with smaller shorter lived species will be resisted.**

**Sufficient space within developments must be reserved for the planting and sustainable growth of large trees in order to retain the important tree canopy cover in conservation areas and the built environment, and to improve tree canopy cover in the District as a whole.**

**Potential long term conflict between retained trees, hedgerows and built form will be designed out at the planning stage.**

**All planning applications, where appropriate, must include details and methodology for tree protection, from the commencement of development to completion; to ensure that trees are not damaged by construction work.**

**Development schemes should wherever possible include the planting of new trees, hedgerows and woodland. This produces both an intrinsic benefit to the landscape and community welfare, as well as capturing carbon emissions.**

## **Explanation**

- 10.15** This policy seeks to encourage the new tree planting within development and the protection of existing trees because of their significant value to habitats and role in mitigating and adapting for climate change.
- 10.16** The policy seeks to recognise the importance of trees and woodlands to the character of Lichfield District and in particular the importance of veteran trees and ancient woodlands. Adequate protection and buffering within developments including sufficient land to allow their unique habitat to mature is therefore essential.

- 10.17 Ancient Woodlands once lost cannot be recreated, their unique character and valuable biodiversity resource will be safeguarded and not allowed to be lost or deteriorate where avoidable. Development should buffer any ancient woodland it affects by providing sufficient space around the ancient woodland to allow expansion through natural regeneration and ongoing long term management.
- 10.18 Reference should be made, where appropriate, to supplementary planning documents which provide further detail in relation to trees, woodlands and hedgerows.

## Natural and Historic Landscapes

### Introduction

- 10.19 There are a number of nationally valued and protected landscapes within Lichfield District. Such landscapes are protected for a number of reasons. The Local Plan will seek to continue to provide protection to such landscapes and support their enhancement.

### **Strategic Policy 16 (SP16): Natural and Historic Landscapes**

**The landscape character of the district will be conserved by ensuring that development reflects or enhances landscape character and minimises and mitigates its impact. In particular, valued landscapes including the Cannock Chase Area of Outstanding Natural Beauty and its setting, will be protected and enhanced.**

**Proposals will take into account, and avoid detrimental effects on, landscape and historic character including key characteristics, local distinctiveness, visual amenity, key views, landscape quality, tranquillity and dark skies.**

**Where development or land use changes may affect national or locally identified landscape designations, views of Lichfield Cathedral and its setting or the Cannock Chase Area of Outstanding Natural Beauty and its setting, a full understanding of the context, characteristics and significance of the landscape and impact on character and the views should be provided.**

**The cumulative impact of development proposals on landscape character will be taken into account.**

**Opportunities to enhance landscape character where possible in accordance with the vision statement in the character assessment for the landscape character type in which it is situated will be encouraged where this accords with the other natural environment policies.**

## Explanation

- 10.20 Within Lichfield District there are a range of landscapes which are highly regarded by our residents and visitors, with some of national value. Landscape is a broad term that for this purpose covers all aspects, such as the appearance and geography of land, natural features such as trees and watercourses, archaeological and historic remnants and the influence of the built environment.
- 10.21 There are parts of the District where landscape priorities have already been established through plans and strategies, including those that relate to Cannock Chase AONB, Central Rivers Initiative and the National Forest. The District Council will continue to work with stakeholders to support initiatives to protect and enhance such landscapes.

## Linked Habitats, Connectivity and Green Infrastructure

### Introduction

- 10.22 The varying landscapes and habitats within the District are intrinsically linked. Damage to one aspect often has unforeseen consequences for other elements, and enhancement can also produce linked benefits in other locations.

### **Local Policy NR4: Linked Habitats, Connectivity and Green Infrastructure**

**New habitats and links between habitats should be created to enhance biodiversity and to mitigate against climate change by providing opportunities for species to move or migrate via our identified nature recovery network. Together with developers and partners we will deliver measurable net gain to the following identified habitats networks located within our district;**

- **Heathland network;**
- **Woodland network;**
- **Wetland network; and**
- **Grassland network.**

**Biodiversity offsetting will be focused on addressing areas of connectivity strain and increasing connectivity between the strategic areas of habitat in accordance with the Nature Recovery Network evidence base.. We will support partner organisations working to deliver management improvements, enhancement and restoration to those habitat networks that we have identified as important.**

**Particular support will be given to initiatives that address evidenced connectivity strain; Transforming the Trent Valley, Central Rivers Initiative, Cannock Chase Area of Outstanding Natural Beauty, Cannock Chase Special Area of Conservation partnership, River Mease Special Area of Conservation partnership, National Forest, Forest of Mercia and Lichfield and Hatherton Canals Restoration Trust.**

**Conservation, restoration and enhancement of our habitat networks that also enable wide benefits, including those relating to the health of our communities, the design of places, supporting our economy, meeting the challenges of climate change and flooding, will, where appropriate, and provided they accord with other policies in the plan, be encouraged.**

## **Explanation**

- 10.23** The policy is intended to ensure the integration of the natural and built environment in an effective way for wellbeing, health, climate change mitigation and the enhancement of natural assets.
- 10.24** The policy aims to maintain and increase networks of natural habitats by avoiding or repairing the fragmentation and isolation of natural habitats through policies and plans and requires new development to provide green spaces that have multiple uses; which offer a choice of shade and shelter, recognising the opportunities for flood storage, ecology, sport, recreation, linking services and facilities and contributing to achieving open space standards.

# Cannock Chase Special Area of Conservation and Area of Outstanding Natural Beauty

## Introduction

- 10.25 Part of Cannock Chase Area of Outstanding Natural Beauty (AONB) is designated as a Special Area of Conservation (SAC). The Cannock Chase SAC is one of the most important areas in the UK for European dry heath land and is the most extensive in the Midlands region. The District Council is part of a SAC Partnership, which works together to prevent damage to the SAC.

### **Local Policy NR5: Cannock Chase SAC**

**Development will not be permitted where it would lead directly or indirectly to an adverse impact on the Cannock Chase SAC and the effects cannot be mitigated.**

**To ensure the Cannock Chase SAC is not harmed, all development that leads to a net increase in dwellings within 15km of the site, as shown on the Policies Map, must take all necessary steps to avoid or mitigate any adverse effects upon the SAC's integrity.**

**This may include:**

- **contributions to habitat management;**
- **access management and visitor infrastructure;**
- **publicity,**
- **education and awareness raising;**
- **provision of additional recreation space within development sites where they can be accommodated**

**and;**

- **where they cannot, by contributions to offsite alternative recreation space; and measures to encourage sustainable travel.**

**The effective avoidance and / or mitigation of any identified adverse effects must be demonstrated to the Council as the Competent Authority, and secured by means of a suitable**

**mechanism (e.g., Legal agreement) prior to approval of the development.**

## Explanation

- 10.26 Part of Cannock Chase Area of Outstanding Natural Beauty (AONB) is designated as a Special Area of Conservation (SAC). The Cannock Chase SAC is one of the most important areas in the UK for European dry heath land and is the most extensive in the Midlands region. The District Council is part of a SAC Partnership, which works together to prevent damage to the SAC.
- 10.27 Lichfield District Council has worked jointly with Staffordshire County Council, Cannock Chase District Council, South Staffordshire District Council, Stafford Borough Council, East Staffordshire District Council, Birmingham and the Black Country Authorities on an Appropriate Assessment in relation to Cannock Chase SAC (as per the Habitats Directive 92/43/EEC).
- 10.28 The Appropriate Assessment highlights the likely increase in pressures on the SAC as a result of population growth in the District (including potential increases in road traffic air pollution) and the need to provide additional recreation spaces alongside other mitigation measures e.g., developer contributions to assist positive habitat management. As a response to this, the policy set out here in NR5 has been agreed by the authorities.

### **Policy NR6: Cannock Chase Area of Outstanding Natural Beauty**

**All development proposals in or within the setting of the Cannock Chase AONB will be required to conserve and, where appropriate, enhance its landscape, scenic beauty, wildlife, cultural heritage and other special qualities. Proposals will be required to be consistent with the policies set out in the Cannock Chase AONB Management Plan.**

## Explanation

- 10.29 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

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should be taken into consideration in all development proposals that could affect the area.

- 10.30 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 Cannock Chase AONB Management Plan provides an informed framework highlighting areas for conservation, strengthening and enhancements.
- 10.31 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.
- 10.32 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.

## River Mease Special Area of Conservation

### Introduction

- 10.33 The River Mease Special Area of Conservation (SAC) and its water catchment are located in the rural north-eastern part of Lichfield District.

#### **Local Policy NR7: River Mease SAC**

**Development will not be permitted where it would lead directly or indirectly to an adverse impact on the River Mease SAC and the effects cannot be mitigated.**

**To ensure the River Mease SAC is not harmed, all development which increases the stress on sewage treatment works or increases the level of phosphate in the watercourse and water catchment will be deemed to have an adverse impact unless or until satisfactory avoidance and/or mitigation measures have been secured.**

**Adverse impacts are currently being caused by poor water quality, exacerbated by pollution, run-off, siltation, abstraction and invasive non-native species throughout the water catchment.**

**Evidence has shown mitigation of effects is possible by investment in sewage treatment works, habitat management, access management, provision of sustainable drainage techniques, publicity, education and awareness raising.**

**The effective avoidance and/or mitigation of the impact upon the special area of conservation will need to be demonstrated in accordance with the habitat regulations.**

**Mitigation for any identified adverse effects must be demonstrated and secured prior to approval of development and on-going monitoring of impact on the special area of conservation will be required. Developments outside the water catchment area may be required to demonstrate that they will have no adverse effect on the integrity of the special area of conservation.**

## Explanation

- 10.34 Lichfield district council is part of the River Mease Special Area of Conservation partnership and has worked jointly with North West Leicestershire district council and South Derbyshire district council to develop a mitigation strategy which prevents harm arising to the SAC.
- 10.35 Further work is ongoing to improve the River Mease water quality and support its flora and fauna. This work, once published, will inform developers and should be taken into account in any development which impacts upon the SAC.
- 10.36 A mitigation strategy is being implemented through the partnership which is funded through a developer contributions scheme and this will be updated and further schemes developed during the life of the local plan which will deliver an improvement to the condition of the special area of conservation and can help identify mitigation for the effects of development. By implementation of the suitable mitigation measures, relevant management plans, their subsequent reviews and policies in the local plan, measures will be in place to overcome possible significant adverse effects.



- 10.37 If a development is proposed at a time when there is insufficient capacity within the River Mease mitigation strategy to fully mitigate for the likely impacts of the scheme then appropriate mitigation will be sought from the developer. In this instance full information of any bespoke mitigation measures, accompanied with information sufficient for the local authority to undertake a Habitat Regulations Assessment, would need to be provided as part of any planning application of the proposed development shall be refused.

## The National Forest

### Introduction

- 10.38 Whilst most of the National Forest lies beyond Lichfield District, a small area around Alrewas and including the National Memorial Arboretum does lie within its defined boundaries. Strategic 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 mineral extraction activities and link the two ancient woodlands of Charnwood Forest and Needwood Forest.

### **Local Policy NR8: The National Forest**

**Within the National Forest support will be given for:**

- **Enhancement of built development through related woodland planting and landscaping, where appropriate; and**
- **Enhancing 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 supplementary planning documents, including those prepared by the National Forest Company.**

## Explanation

- 10.39 The creation of the National Forest is led by the National Forest Company (NFC) 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.
- 10.40 This policy supports the restoration of the landscape and transformation of the National Forest. 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.
- 10.41 The appropriate mix of habitats will depend upon the setting and the opportunities that the site presents and will be informed by supplementary planning guidance and the National Forest Company's Guide for Developers or Planners.

The policies within this chapter contribute towards the delivery of the following objectives:

Objectives supported by policies	
Strategic Objective 12	Countryside character
Strategic Objective 13	Natural Resources
Strategic Objective 15	High quality development

# 11. Built and Historic Environment

## Built and Historic Environment

### Introduction

- 11.1 National planning policy requires a positive approach towards the conservation and enjoyment of the historic environment. The historic environment is central to Lichfield District's cultural heritage and contributes significantly to the local economy and identity of the District, adding to the quality of life and well-being of residents and visitors.
- 11.2 One of the key principles in national policy is that planning should conserve heritage assets in a manner appropriate to their significance so that they can be enjoyed for their contribution to the quality of life of this and future generations. Lichfield District comprises of a diverse range of both designated and non-designated heritage assets. These include a high number of nationally listed buildings such as Lichfield Cathedral which acts as a focal point to the historic settlement pattern and is visible from many points across the district, as well as locally listed buildings, a registered park and garden, scheduled monuments, conservation areas and other archaeological sites.
- 11.3 These heritage assets play an important part in the local character and identity of the District and it is it important that both designated and non-designated heritage assets are recognised, protected and wherever practical enhanced by development.
- 11.4 The Historic Environment Record is a comprehensive database of archaeological sites, historic buildings, historic landscapes and areas of archaeological interest in Lichfield District that is maintained on behalf of the Council by Staffordshire County Council. It should be consulted in order to establish whether development proposals are likely to affect heritage assets and their setting.
- 11.5 The Council is working to complete a programme of Conservation Area Appraisals and Management Plans for each conservation area within the District. These identify the special historic and architectural interest of each area, identify buildings of local importance and explain how the special interest will be preserved and enhanced. These documents will have an important role to play when decisions are being made on planning applications that impact upon the conservation and / or enhancement of heritage assets and their setting.
- 11.6 Neighbourhood Plans offer a further opportunity for local communities to identify the unique historic character of their settlements, identify key local building styles and identify locally important non designated heritage assets to order to inform and guide new development.

- 11.7 Other measures for preserving or enhancing heritage assets include encouraging the sympathetic maintenance and restoration of all aspects of the historic environment in particular listed buildings, historic shop fronts and historic parks, gardens and landscapes. This should be based on historic research and would contribute towards the safeguarding of heritage assets at risk and removing heritage assets from the National Heritage at Risk Register and the Local Heritage at Risk Register.

### **Strategic Policy 17 (SP17): Built and Historic Environment**

**The District Council will protect and improve the built environment and have special regard to the conservation and enhancement of the historic environment through positive action and partnership working. The historic environment contributes to sustainable communities, including economic vitality. Development must make a positive contribution to the historic environment's local distinctiveness.**

**The significance of designated heritage assets including nationally protected listed buildings and their settings, ancient monuments, archaeological sites and conservation areas and their settings, will be conserved and enhanced and given the highest level of protection. Other heritage assets including locally listed buildings, and locally important parks and gardens will also be conserved and enhanced.**

**Development proposals which conserve and enhance a heritage asset or its setting will be supported where clear and convincing justification has been provided through an assessment of the significance of the asset or its setting.**

**Development that affects Lichfield District's heritage assets should be designed to protect, conserve and where possible enhance the significance and value of these assets and their setting, in accordance with national legislation, policy and guidance and any relevant supplement planning documents. The historic environment in Lichfield District includes the following heritage assets:**

- **Listed Buildings**
- **Conservation Areas**
- **A Registered Park and Garden**
- **Scheduled Monuments and Archaeological Sites**

- **Locally Listed Buildings and other non-designated locally significant assets**

**Development proposals affecting, or likely to affect, any heritage asset or its setting should be accompanied by a Heritage Statement which:**

- **Will be expected to identify all heritage assets that could be affected and demonstrate an understanding of the significance of these assets including the contribution made by the setting of the asset by describing them in sufficient detail to determine their historic, archaeological, artistic or architectural interest to a level proportional with their importance.**
- **Should be undertaken by reference to the Historic Environment Record and by a desk top analysis and reference to other relevant sources of information such as historic landscape character appraisals and conservation area appraisals and management plans.**
- **May require an assessment of the impact of the proposal upon longer distance views and vistas of the historic skyline of Lichfield City which is characterised by the five spires including Lichfield Cathedral and the Area of Outstanding Natural Beauty or views identified in conservation area management plans or neighbourhood plans.**
- **May also include archaeological survey and trial excavation, modelling of deposits and preservation assessments, historic building and designed landscape investigations, or other specialist analysis appropriate to the particular asset's types affected by the proposed development, subject to the sensitivity and importance of the site and its surroundings in the view of the local authority.**

### **Conserving the Historic Environment**

**In assessing the impact of development proposals on the significance of a designated heritage asset, great weight will be given to the conservation of designated assets and their setting and proposals should seek to enhance designated heritage assets and their settings wherever possible. Clear and convincing evidence will be required for any harm or loss to the significance of a designated heritage asset.**

**Development that would result in substantial harm to or total loss of significance of a designated heritage asset should be exceptional and would need to be clearly justified and will be weighed against the substantial public benefits of the proposal. As set out in national policy, where there is substantial harm to the significance of designated assets higher tests apply, and in all cases of harm, weight is given to the conservation of the designated asset's significance.**

**Where a proposal affects the significance of a designated heritage asset or its setting the applicant must be able to demonstrate that all reasonable efforts have been made to sustain the existing use, find new uses or mitigate the extent of the harm to the significance of the asset; and the works proposed are the minimum required to secure the long term use of the features of the asset that contribute to its heritage significance are retained.**

**Within the District, the skyline of Lichfield City, characterised by the five spires emerging above the roofs and tree canopy will be protected and should inform the height, scale and layout for new development. This and other locally important views within the settlements and rural locations will be safeguarded and the integration of views, glimpses and vistas shaping a strong sense of place in new development layouts will be encouraged.**

**Where a proposal would result in the partial or total loss of a designated or non-designated heritage asset or its setting, the applicant will be required to secure a programme of recording and analysis of that asset and archaeological excavation where relevant. The scope of the recording should be proportionate to the asset's significance and the impact of development on the asset. The information and understanding gained should be made publicly available, as a minimum through Staffordshire County Council's Historic Environment Record.**

**Development that has the potential to affect a non-designated heritage asset will be considered having regard to the scale of any harm or loss and the particular significant of the heritage asset and its setting.**

**Where loss, or partial loss of a heritage asset is justified through substantial public benefits, the authority will take all reasonable steps to ensure the new development will proceed after the loss has occurred, this could include imposing appropriate planning conditions or securing obligations by agreement.**

**Favourable consideration will be given to new development within conservation areas, or within their setting, that preserves or enhances the significance of the conservation area including those elements that make a positive contribution to its significance or which better reveal the significance of the asset. Any proposals within a conservation area, or its setting, which could have a harmful impact on the view of the cityscape, roofscape, skyline or landscape will need to be assessed and mitigated for.**

#### **Re-use of historic buildings**

**The re-use, maintenance and repair of listed buildings and other heritage assets will be supported where the proposed use is considered to be the optimal viable use and is compatible with its fabric including its interior, character, appearance and setting of the historic asset. Changes of use should demonstrably assist in the maintenance or enhancement of the asset, particularly those that have been identified as being at risk. Reversibility and minimal intervention will also be key considerations when assessing proposals.**

## Explanation

- 11.8** National planning policy recognises that heritage assets are irreplaceable resources and sets out the approach for considering proposals which affect a heritage asset. Local Authorities are required to set out a positive strategy for the conservation and enjoyment of the historic environment and adopt suitable policies to protect it.
- 11.9** Lichfield District has a wealth of heritage assets including Lichfield Cathedral, which acts as a focal point to the historic settlement pattern and is visible from many points across the District. In this policy, heritage assets include both assets designated at the national level and those identified at the local level for their contribution to the historic environment of Lichfield.

- 11.10 Heritage assets of national significance have statutory protection. In line with national policy, there will be a presumption in favour of protection of these assets, except for where there is an exceptional justification for the loss of or harm to their significance. All opportunities to protect, conserve or better reveal the significance of nationally designated assets should be taken in new development. Locally identified heritage assets contribute towards Lichfield District’s distinctive character. The Historic Environment Record provides information on some of these locally identified assets.
  
- 11.11 Heritage impact assessments are required for all applications which affect heritage assets. The assessment needs to be proportionate to the importance of the asset and the scale of works proposed. The Historic Environment Supplementary Planning Document and Historic Environment Record should be regarded as an essential source of information for developers to use in understanding and appreciating the value of assets affected by development proposals. Developers are advised to consult the Historic Environment Record at an early stage in the application process. Where significance of a heritage asset is either harmed or lost, the applicant is responsible for ensuring the asset is recorded and placed on the Historic Environment Record as a minimum.
  
- 11.12 Heritage assessments should identify all the assets likely to be affected by the proposed development explain the nature and degree of any impact on a heritage asset and demonstrate how any harm will be either avoided, minimised or mitigated. This may require an assessment of the impact on the proposed development on longer distance views and vistas of Lichfield Cathedral and the Area of Outstanding Natural Beautiful or views identified in Conservation Area Management Plans or Neighbourhood Plans. The assessment should provide a clear explanation and justification for the proposal in order for harm to be weighed against public benefits and demonstrate that all reasonable efforts have been made to sustain the existing use, find new uses or mitigate the extent of the harm to the significance of the asset.

The policies within this chapter contribute towards the delivery of the following objectives:

Objectives supported by policies	
Strategic Objective 10	Tourism
Strategic Objective 12	Countryside character
Strategic Objective 14	Built environment
Strategic Objective 15	High quality development



## 12. Lichfield and Streethay

### Introduction - Lichfield (including Streethay)

- 12.1 Lichfield city is a vibrant cathedral city and is the strategic centre for Lichfield district providing a transport node, services and facilities for not only its residents but people and visitors from further afield. It is the largest settlement by population and is a key employment location. It has an outstanding historic environment and a high-quality public realm.
- 12.2 Lichfield city has Green Belt on all but its north east side and this forms the outer edge of the West Midlands Green Belt. It is a freestanding settlement set in an attractive landscape dominated by views of the five spires of the cathedral and St Mary's and St Michael's church. Its built environment is enhanced by the green infrastructure and tree cover throughout the built-up area.
- 12.3 The city is an accessible location having two train stations, a bus interchange and a cycle and pedestrian network. Physical infrastructure is being improved in association with new housing development with completion of the southern bypass underway presently, new primary schools and improvements to the secondary education provision and health provision. Lichfield has a wide range of services and facilities.

### The vision for Lichfield (including Streethay)

**Lichfield (including Streethay) will maintain its role as the strategic centre within Lichfield district and will be a free-standing settlement bounded by open countryside and in part by Green Belt.**

**It will function as the focus for major retail and other town centre uses within the district. Redevelopment of previously developed land will be prioritised to maintain an attractive environment and efficient use of land. Its historic environment will be protected and enhanced and its services, facilities and green infrastructure will contribute to the quality of life of residents and visitors.**

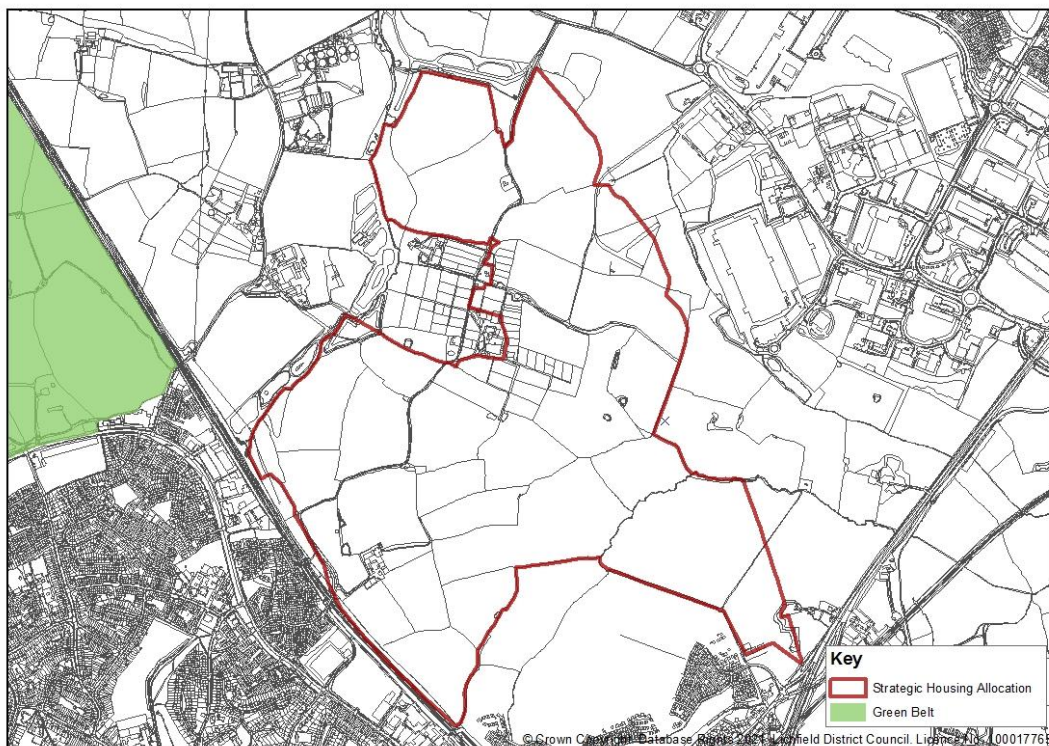
Necessary infrastructure improvements will be delivered to meet the needs arising in accordance with the policies in the plan. Provision will be made for at least 6,929 dwellings, 3,679 through existing commitments and 3,300 as part of a strategic allocation located north of Lichfield.

## Introduction to SHA1 Strategic Housing Allocation North of Lichfield

- 12.4 The spatial strategy set out within this plan identified a strategic housing growth location in Lichfield. The land to the north of Lichfield will be allocated for the focus of new residential growth delivering approximately 3,300 homes within the settlement.

### **Strategic Policy SHA1: Strategic Housing Allocation North of Lichfield**

**Figure x – SHA1 Site allocation**



The allocation site at North of Lichfield will provide a safe, sustainable and well-designed environment with its own identity and character, which complements existing development at Lichfield.

**It will provide approximately 3,300 dwellings and appropriate physical, social and green infrastructure.**

**It will protect existing assets and resources at the location, whilst providing new houses, infrastructure and places people will seek to want to spend time, live and work in.**

**This will be achieved by an overarching masterplan for the whole of the area identified in the site allocation boundary which accords with all the policies in this plan and also: (These requirements will be added to and updated when further transport and habitats evidence is received after February 2021)**

- **Integrates the development into the existing landscape including the creation of vistas into, out of and through the site;**
- **Safeguards and enhances existing trees, hedgerows and sites of biodiversity value within the site;**
- **Fully integrates with existing development located to the north of Curborough and at Streethay;**
- **Delivers net gains in biodiversity and support the delivery of the nature recovery network;**
- **Preserves and wherever possible enhances the historic environment and improve our understanding of it;**
- **Delivers high quality design with the well-being of the ageing and less mobile population being addressed;**
- **Does not include any properties at risk of flooding now and in the future; and does not increase flood risk in any other part of the district**
- **Has consideration for the impact of light and shade in the design and layout of development, as both can impact both positively and negatively to sense of place and enjoyment of spaces**
- **Ensures that there is a clear break between it and the settlement of Fradley to the north.**

#### **Infrastructure**

- **Provides for education, including one secondary school and two primary schools;**

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- **Provides for access to the strategic and local highway network as appropriate;**
- **Integrates sustainable drainage;**
- **Provides necessary utilities infrastructure sustainably and minimises use of water resources and energy usage, particularly consideration should be given to the Mare's Brook;**
- **Accommodates high speed broadband to each property;**
- **Delivers a mix of house types which meet lifetime standard;**
- **Ensures that there are no negative impacts on the current air quality;**
- **Makes improvements to existing transport and the creation of sustainable transport such as bus, cycle and walking opportunities within the development, including to and from the existing settlements;**
- **Provides for required health infrastructure in accordance with Policy INF2;**
- **Provides of neighbourhood centre and community hub; and**
- **Provides a network of green spaces and sports pitches and play spaces**

## Explanation

- 12.5 National Planning Policy sets out that the supply of new homes can sometimes be best achieved through planning for larger scale development such as new settlements or extensions to existing villages and towns.
- 12.6 The allocation of land to provide approximately 3,300 homes at North of Lichfield has been considered along with other potential sites for allocation outside the existing urban area and presents the best opportunity for a large urban extension to meet Lichfield's needs and utilise and add to the City's existing infrastructure.
- 12.7 Strategic Policy SP1 Spatial Strategy identifies that the urban area of Lichfield, along with the identified allocations will play a key role in helping to deliver the district's housing requirement.

- 12.8 It is considered that the whole allocation can be delivered within the plan period, however it is acknowledged that given the scale of the allocation and the need to ensure a high-quality environment for early residents, some delivery may take place beyond the plan period. However, allocated but not yet delivered growth will continue to play an important part in fulfilling our spatial strategy. The housing trajectory applies this cautious approach to the delivery of this site.
- 12.9 A concept statement has been provided in the appendix of this document for this site. These statements contain detailed requirements, which are to be adhered to in the master planning and development of the identified sites. They are intended to work alongside other plan policies.

## North of Lichfield Local Green Space

### Introduction

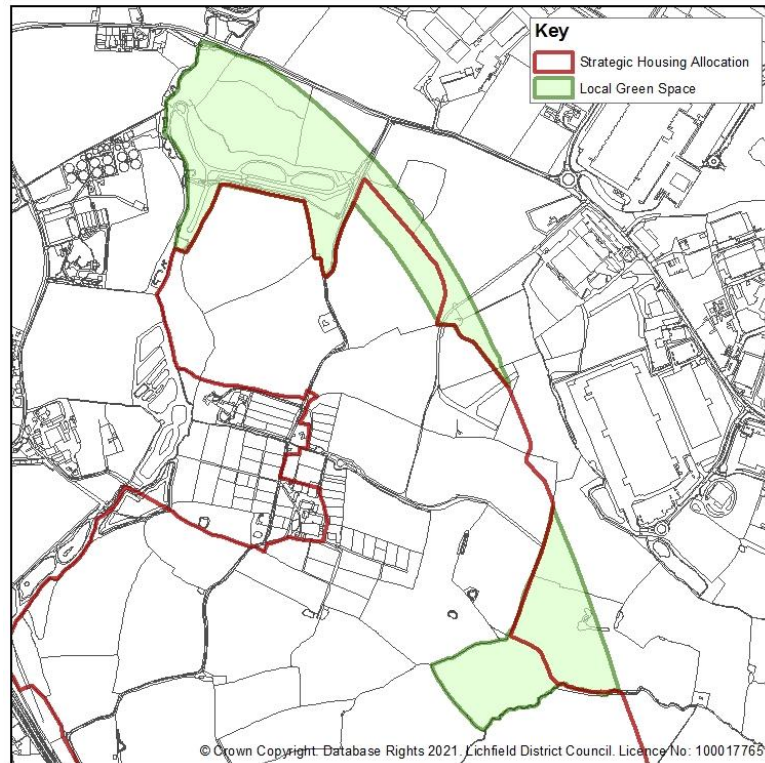
- 12.10 Land identified at North of Lichfield in the policies maps will provide a high quality newly designated area of Local Green Space, offering recreation and access to the natural environment in close proximity to the community it serves and will be demonstrably special to the residents. It will provide a resource for both current and new residents of Lichfield City (including Streethay).

### **Local Policy LC1 Lichfield Local Green Space Policy**

**Local Green Space is designated on the policies map.**

**Management of Local Green Spaces should be consistent with national and local policy on Green Belt land (SP11 in this Plan).**

**Master planning for these areas should include ways to significantly improve recreation and biodiversity on and across the site.**



## Explanation

- 12.11 The designation of land as Local Green Space through local and neighbourhood plans allows communities to identify and protect green areas of particular importance to them. Designating land as Local Green Space needs to be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services.
- 12.12 The land identified in the policies map is, and will be, demonstrably special to the local community as it evolves. Access and recreation opportunities on and across it will be improved, as will its contribution towards biodiversity and nature conservation.
- 12.13 Proactive and high-quality planning for the access to and improvement of this land for these uses will be an important part of a successful masterplan for the strategic allocation at SHA1.

## Lichfield Environment

### Introduction

- 12.14 Lichfield City benefits from a high-quality environment, with a wide range of attractive open green spaces and civic areas

**Local Policy LC2: Lichfield City Environment**

**The character and appearance of Lichfield city's built historic environment, its many historic assets and their setting as well as other buildings and areas within the city centre which celebrate the city's culture will be conserved and enhanced. Development should seek to enhance the significance of the historic environment, heritage assets and their settings both designated and non-designated. The historic environment contributes to the tourist offers within the city centre which is vital to the visitor economy of the district and increased understanding of it will be encouraged.**

**The open spaces and civic spaces help support the vitality and viability of the wide range of city centre facilities and activities for our local population. This environment contributes to the quality of life, health and well-being of our communities.**

**Evidence shows key views of Lichfield Cathedral and the roofscape of Lichfield city are of significant local importance and provides a focus for the district and within the city. These views of roofscape will therefore be safeguarded and the creation of new vistas as part of new development will be encouraged.**

**The high-quality public realm is enhanced by the green infrastructure which penetrates the city centre and provides links by active transport means to the residential areas of the city. Opportunities to safeguard and enhance the green and blue infrastructure through improvements in maintenance, connections and its expansion will be supported throughout the city and wider settlement.**

Explanation

- 12.15 Lichfield is a vibrant Cathedral City; its historic environment has outstanding and nationally significant qualities and is looking to become a truly first-class destination

city. Lichfield Cathedral is world famous and Cathedral Close has the highest concentrations of Grade 1 listed buildings within the district.

- 12.16 The importance of the historic environment is further supported by the additional restrictions imposed locally through Article 4 Directions within the city centre conservation area, which the council use to prevent damage to the character and appearance of the conservation area. Development should utilise high quality or bespoke design in this area, adding the appeal of the city and adapting to changing demands of the tourist and retail markets.
- 12.17 The city centre has evolved over centuries and retains its medieval street pattern and burgage plot widths. The buildings within it and the spaces around them provide a high-quality public realm. Significant open spaces include Beacon Park, Stowe Pool, Cathedral Close and the Remembrance garden which provide a sense of space, greenery, an opportunity for exercise and to enjoy areas of tranquillity. The city centre has a number of culturally significant areas such as Market Square and Speaker's Corner and has a variety of historical associations with David Garrick, Dr Samuel Johnson, Erasmus Darwin and the Lunar Society.
- 12.18 Lichfield city has a unique roofscape which is characterised by the five spires emerging above the roofs and substantial tree canopy. This will be protected and should inform the height, scale and layout of new developments. Views and vistas can add to the legibility and distinctiveness of an area and help create a strong sense of place.
- 12.19 The green and blue infrastructure network of the City is of value in its own right. It enhances the quality of life, health and well-being of Lichfield district's residents, workers and visitors. The network contributes to also reducing the impact of climate change by providing alternatives to using the private car and can assist in providing for healthier lifestyles.

## Lichfield Services and Facilities

### Introduction

- 12.20 Lichfield City has a varied range of services and facilities which meet the needs not only of local residents including those living in surrounding rural areas but also businesses and visitors to the city.

### **Local Policy LC3: Lichfield Services and Facilities**



**The range of services and facilities in Lichfield city will be protected and enhanced so that they best meet the needs of the residents, businesses and visitors, in line with the saved Lichfield Economy Policy Lichfield (3)**

**Investment in rail services and facilities and accessibility to these services will be encouraged to deliver a modal shift away from car dependency, this will support sustainable lifestyles and help address climate change.**

**The redevelopment of the bus station as part of the redevelopment of the Birmingham Road site will provide an attractive built environment and will provide links between the rail, bus and active transport routes.**

**Initiatives to improve the quality and quantity of play spaces, amenity green space and sports provision will be supported. A new leisure centre will be delivered which serves the needs arising from Lichfield city as determined through evidence.**

**Initiatives that strengthen the existing neighbourhood shopping centres located within Lichfield city will be supported to ensure they remain viable and provide for the day to day needs of local residents.**

## Explanation

- 12.21 Lichfield has a wide range of services and facilities which meet the needs not only of local residents, including those living in the surrounding rural areas but also businesses and visitors to the City. It is important these services and facilities continue to be supported, are easily accessible and are allowed to thrive.
- 12.22 The council has recently agreed to operate existing leisure provision located within the City for a period of five years. During this time the district is committed to understand leisure need and delivery of new provision. The scale and nature of this provision will be based upon up-to-date evidence currently being gathered.
- 12.23 The city relies on the tourist economy and provides festivals and activities all year, it is therefore vital that the city is easily accessed by methods other than private car and legible for new visitors. New initiatives can assist the city in adapting to changing economic circumstances for town centres, including a 24-hour economy of the town centre. Support for events and festivals and related infrastructure that supports our Visitor Economy is essential.

## 13. Burntwood

### Introduction

- 13.1 Burntwood is the second largest settlement within Lichfield district and is home to around 30,000 people. The settlement also functions as one of the districts key employment locations. Set within Green Belt it sits adjacent to areas of high environmental significance including an area of outstanding natural beauty, a special area of conservation and a country park.
- 13.2 Whilst rich in green infrastructure the settlement lacks essential physical infrastructure, there are no rail connections or a bus hub and the town centre requires improvement. Health provision is changing and modernising across the settlement. Burntwood benefits from a leisure centre, active sports clubs, open green spaces and community facilities and vibrant local service areas, however communities feel that social infrastructure and services do not adequately meet their needs.

### The vision for Burntwood

**Burntwood will maintain its role as a separate and freestanding community, bounded by the Green Belt and functioning as a town which offers a range of services and facilities that meet residents, businesses and visitor's needs. The town centre will serve the needs of Burntwood community and include a diverse range of economic activity to ensure it is vibrant and viable.**

**A high quality of design, well connected and legible spaces and buildings will ensure that the town centre has an overall sense of place and identity. Residents will choose to use their town centre and be able to get to it and move around it on foot. The high-quality open spaces surrounding Burntwood will be enhanced and protected. These spaces will be seen by Burntwood's communities as an asset that can be accessed playing an important role in contributing to their health and well-being.**

**Existing Infrastructure and services will be protected but this will not inhibit improvement or enhancement of them. Investment in new infrastructure that is based on evidenced need will ensure that Burntwood will be a more sustainable, healthier and self-contained settlement.**

**Note: The Burntwood Economy and Retail Policy is saved from the adopted local plan as Burntwood (3)**

## Burntwood Environment

### Introduction

- 13.3 Burntwood benefits from a rich natural environment which is important both locally and nationally

#### **Local Policy B1: Burntwood Environment**

**Regard will be given to the potential impact of development on sensitive landscapes which are in close proximity to the settlement of Burntwood including Cannock Chase Area of Outstanding Natural Beauty and Special Area of Conservation.**

**Development will have regard to these local sensitivities and will mitigate for any impacts in line with Strategic Policy 15 (SP15): Natural Resources and Local Policy NR2: Habitats and biodiversity and Strategic Policy 17 (SP17): Built and Historic Environment.**

**The landscape around the settlement of Burntwood is ideally placed to provide corridors and areas that connect existing designated important biodiversity sites. Development that requires off site mitigation should be focused within these areas, where appropriate, and link to green infrastructure corridors as shown on the green infrastructure map (Figure X.X).**

**Improvements to pedestrian and cycle routes that enable the communities within Burntwood to benefit from access to the quality open spaces that surround their settlement will be encouraged.**

### Explanation

- 13.4 Burntwood is in close proximity to areas of high environmental significance, both ecologically and visually including the Cannock Chase Area of Outstanding Natural Beauty and Special Area of Conservation to the north, and Chasewater Country Park to the east.
- 13.5 The connectivity mapping completed as part of the evidence for the local plan 2040 has identified the landscape around Burntwood as offering key opportunities for enhancement and network recovery.

## Burntwood Services and Facilities

### Introduction

- 13.6 Burntwood has a range of services and facilities which enable its community to be healthy and safe.

#### **Local Policy B2: Burntwood Services and Facilities**

**Improvements to the existing provision of services and facilities and delivery of an increased provision at Burntwood town centre in line with saved policy Burntwood Economy (3) is essential and will be supported.**

**Initiatives that strengthen the existing vibrant and important neighbourhood shopping centres located within Burntwood will also be supported to ensure they remain viable.**

**The provision of primary health care facilities that are aligned with the requirements identified within Strategic Transformation Plan for Staffordshire and Stoke-on-Trent National Health Service Partnership 2016-2021 area will be supported, provided that they are in accordance with other plan policies.**

**Initiatives to improve the quality and quantity of play spaces, amenity green space and sports provision will be supported.**

### Explanation

- 13.7 The creation of an appropriate town centre in terms of provision and design is important in Burntwood to support the settlement and looking at the various means

to do this, including securing the right land uses is one of the key aims of the forthcoming Burntwood Area Action Plan.

**13.8** There are four neighbourhood centres across the settlement, their function reflects their size and history. Neighbourhood centres are thriving, supported by their local communities they offer local services and facilities. They have adapted over time to remain viable without losing their individual characters.

**13.9** It is important that this continues especially in light of the lack of delivered provision within the existing town centre. How primary health care is provided in Burntwood will change in the future. These changes are justified and outlined within the Staffordshire and Stoke-on-Trent National Health Service Partnership Strategic Transformation Plan. Support for delivery of these improvements is an essential part of creating a healthy community in Burntwood. Continued improvements to the existing infrastructure that enables the community of Burntwood to lead healthy lifestyles which also promote community cohesion is needed.

## 14. Larger Service Villages

### Alrewas

#### Introduction

- 14.1 Alrewas is a compact settlement with the historic core of the village a designated conservation area. The conservation area encloses the full extent of the settlement pattern of the village as it existed in 1840. Expansion of the village occurred significantly in the 1960s and 1970s with predominantly infill development following that period.
- 14.2 Having a range of services and facilities, the settlement has a significant role in the meeting the needs of its resident population but also a wider rural hinterland. It is important this role is protected and enhanced with services being able to adapt to changing needs of residents and growth where appropriate.

#### The vision for Alrewas

**Alrewas will remain a freestanding, stable and healthy settlement offering a high-quality living environment and functioning as a key service centre with the provision of a range of services and facilities for the village and wider rural area.**

**Established businesses, shops, facilities and services will be maintained, enhanced and improved including the community hall, open space and play facilities. Pedestrian and cycle connectivity and access to services in the village will be improved.**

**Opportunities to strengthen the village services and local businesses with links to the National Memorial Arboretum, the Trent and Mersey canal, and the central rivers Initiative will be supported as well as promoting the village as a key gateway to the national forest.**

**The vital contribution made to the character of the village by the conservation area will be recognised through continued protection and enhancement with improvements sought where opportunities arise.**

## Alrewas Services and Facilities

### Introduction

- 14.3 The settlement plays an important role in the rural community, with a range of services and facilities which serve residents and the wider hinterland.

#### **Local Policy A1: Alrewas Services and Facilities**

**Alrewas will continue to function as a larger service village within the district, providing a high-quality living environment which will be maintained and enhanced. There will be specific emphasis on good design quality in new development, enhancing the conservation area whilst also providing effective traffic management.**

**The loss of existing services and facilities will be resisted in accordance with policy INF2: Retention of Social and Community Infrastructure**

**Initiatives which improve the amount of equipped play spaces and amenity green space particularly to the north to increase accessibility will be supported where this does not conflict with other policies within the local plan.**

**The delivery of additional football and cricket facilities to serve Alrewas will be supported subject to complying with the guidance within the Playing Pitch Strategy. Projects which also enable safe pedestrian and cycle access from the village to the National Memorial Arboretum and therefore improving wider connectivity to the National Forest and the Central Rivers Initiative area will be supported where development complies with other relevant policies within the local plan. The vital contribution made to the character of the village by the conservation area will be recognised through continued protection and enhancement of both the natural and built environment.**

### Explanation

- 14.4 Since the adoption of the current local plan, green space assessments have indicated a considerable increase in provision and improvement to quality of existing play provision. In Alrewas it is noted that the settlement would require the provision of football pitches and an additional cricket facility shared with Fradley.
- 14.5 The continued improvement of play spaces and those that provide for amenity green space is essential if they are to be able to continue to play a role in the health of the community. The evidence base used to assess these needs derives from the Playing Pitch Strategy, which is currently in the process of being updated and therefore this requirement may change as the plan progresses.
- 14.6 Alrewas has a strong and individual built environment identity which should be protected and enhanced, retaining its physical separation and identity from Fradley to the south whilst retaining social and community links.

## Alrewas Economy

### Introduction

- 14.7 Alrewas plays an important role in supporting the rural economy and in particular the visitor economy given its proximity to the canal network and the National Memorial Arboretum.

### **Local Policy A2: Alrewas Economy**

**The loss of employment opportunities which contribute to the sustainability of the settlement will be resisted unless equivalent facilities can be provided which offer an improved or equal service to the community.**

**New businesses, services and facilities will be supported where they do not conflict with the development plan. Growth will be supported which improves tourism links and to key local destinations particularly relating to the Trent and Mersey canal, and the Central Rivers Initiative, the National Forest and the National Memorial Arboretum provided these do not conflict with the character of the village.**



## Explanation

- 14.8 Existing employment areas located within the settlement boundary of Alrewas will continue to contribute to the employment provision within the district complementing provision elsewhere. New forms of economic development that support the local community, including in respect of the National Memorial Arboretum, will be supported.
- 14.9 Initiatives to support the retention and enhancement of public transport links between Alrewas and Lichfield and Burton on Trent will be encouraged to enable residents to access employment opportunities and facilities outside of the settlement boundary.

## Alrewas Housing

### Introduction

- 14.10 Even small housing developments in Alrewas can make a big difference to the look and feel of the built environment, and the ability of the local population to access housing; and so must be carefully managed to ensure maximum benefit to the community.

### **Local Policy A3: Alrewas Housing**

**Small-scale redevelopment within the village will be supported to provide for new housing and a modest and proportionate level of village growth, whilst maintaining a self-contained community with clear physical boundaries and which complements the character of the existing settlement.**

**Infill development will be prioritised provided this does not result in the loss of services and facilities which contribute to the function of a settlement as a Larger Service Village.**

**Housing in Alrewas will provide for the needs of the local community, particularly providing a range of affordable homes, starter homes and smaller homes to address downsizing need and the needs of an ageing population**

## Explanation

- 14.11 There is a particular need in the District for smaller properties, 2 or 3 bedrooms in size which can help to address a local shortfall of starter homes and properties for people to downsize to: there is also a need to ensure that there is sufficient housing stock to be able to address the varied needs of those just starting on the housing ladder and the ageing population.
- 14.12 Particularly in Alrewas, along with the district's other larger service villages, this is to help ensure that residents, of any age, are not forced, by lack of choice and opportunity, to leave their community once their needs change. This will enable Alrewas and its hinterland to become more self-sustaining and to positively contribute to the health and well-being of all of its residents and strike a suitable balance between housing and demographics to ensure the long-term sustainability of the village.
- 14.13 While it is important that infill development should be a priority, this must not be at the expense of services and facilities which contribute to the role of Alrewas as a sustainable larger service village.

## Armitage with Handsacre

### Introduction

- 14.14 Armitage with Handsacre is a historic freestanding settlement which functions to provide services for its community and those located in the surrounding rural area.

## The vision for Armitage with Handsacre

**Armitage with Handsacre will remain a freestanding settlement. The communities of Armitage with Handsacre will become more cohesive through the continued improvement and delivery of high-quality spaces, facilities and services. Established businesses, shops, facilities and services will remain viable, develop and modernise to ensure they can serve the community and those communities adjacent to the settlement.**

**Community facilities and open spaces including play provision and spaces for communities to come together will continue to be improved. Sustainable connections across and to and from the settlement will be improved. Heritage assets will be sustained and enhanced to enable them to continue to be enjoyed and remain relevant to the community.**

**Armitage with Handsacre will accommodate a proportionate scale of growth that provides for local needs and helps to deliver an enhanced village environment.**

## Armitage and Handsacre Services and Facilities

### Introduction

- 14.15 The settlement plays an important role in the rural community, with a range of services and facilities which serve residents and the wider hinterland.

### **Local Policy AH1: Armitage and Handsacre Services and Facilities**

**Armitage and Handsacre will continue to function as a larger service village within the district, providing a high-quality living environment which will be maintained and enhanced. There will be specific emphasis on good design quality in new development, enhancing the conservation area whilst also providing effective traffic management.**

**The loss of existing services and facilities will be resisted in accordance with policy INF2: Retention of Social and Community Infrastructure**

**Initiatives which improve the amount of equipped play spaces and amenity green space to increase accessibility and create focal spaces for communities will be supported where this does not conflict with other policies within the local plan.**

## Explanation

- 14.16 The settlement is physically very elongated and lacks a central well-designed focal space. We know that the community are working to secure improvements around the war memorial and see these works as a means to establish a central location for the community to come together and interact.
- 14.17 Since the adoption of the current local plan there has been an increase in play area provision in the village and there has also been improvements made to existing play areas. Supporting further improvements to open spaces is essential if they are going to be able to play a role in the health of the community.
- 14.18 A section of the Trent and Mersey canal runs in an east-west direction through the village effectively forming a northern boundary and forms part of the Trent and Mersey canal conservation area. The canal route continues westwards out of the settlement to the south of Rugeley strategic development allocation that was completed as part of the previous local plan strategy (and now known locally as Hawkyard) and beyond to services and facilities located in Rugeley. It also runs eastwards through Tuppenhurst and then onto Fradley Junction.
- 14.19 Enhancements to enable the canal to continue to be used as an active travel route will ensure it remains viable through a use consistent with its conservation significance. It is recognised that the canal plays a key role in connecting many local settlements and communities. Investment to improve it and make it a more desirable facility to use, would enable the canal to remain viable and benefit from enhancements
- 14.20 The Scheduled Monument which was the moated site of Handsacre Hall, despite being located within an area of existing open space surrounding by residential development, is difficult to locate and currently only makes a small contribution to the settlement character. Opportunities that enable this designated heritage asset

to make a greater positive contribution to the character of Armitage and Handsacre should be explored.

## Armitage and Handsacre Housing

### Introduction

- 14.21 Even small housing developments in Armitage and Handsacre can make a big difference to the look and feel of the built environment, and the ability of the local population to access housing; and so, must be carefully managed to ensure maximum benefit to the community.

### **Local Policy AH2: Armitage and Handsacre Housing**

**Small-scale redevelopment within the village will be supported to provide for new housing and a modest and proportionate level of growth, whilst maintaining a self-contained community with clear physical boundaries and which complements and enhances the character of the existing settlement and which does not further elongate its physical form.**

**Infill development will be prioritised provided that this does not result in a loss of services and facilities which contribute to the function of the settlement as a Larger Service Village.**

**Housing in Armitage with Handsacre will provide for the needs of the local community, particularly providing a range of affordable homes, starter homes and smaller homes to address downsizing need and the needs of the ageing population.**

### Explanation

- 14.22 There is a particular need in the District for smaller properties, 2 or 3 bedrooms in size which can help to address a local shortfall of starter homes and properties for people to downsize to: there is also a need to ensure that there is sufficient housing stock to be able to address the varied needs of the ageing population.
- 14.23 This is particularly to help ensure that residents, of any age, are not forced, by lack of choice and opportunity, to leave their community once their needs change. This will enable Armitage with Handsacre and its hinterland to become more self-sustaining and to positively contribute to the health and well-being of all of its residents.

## Fazeley

### Introduction

- 14.24 Fazeley comprises a number of residential communities including Mile Oak, Deer Park and Bonehill. It has been identified in the settlement sustainability study as a rural centre, providing facilities and services to meet day to day needs for the settlement and the surrounding rural areas. The settlement is surrounded by Green Belt to the north, south and west. To the east lies the community of Two Gates located in the adjoining Tamworth Borough.

### The vision for Fazeley

**The heritage of the settlement will be seen as an asset and integrated as part of its regeneration. The communities of Fazeley will be more prosperous and better connected by attractive green space and improved active transport links and have an improved level of open space to meet their needs.**

**Provision will be made for 924 new dwellings, 124 through existing commitments and 800 as part of a strategic allocation located to the south west of Mile Oak junction.**

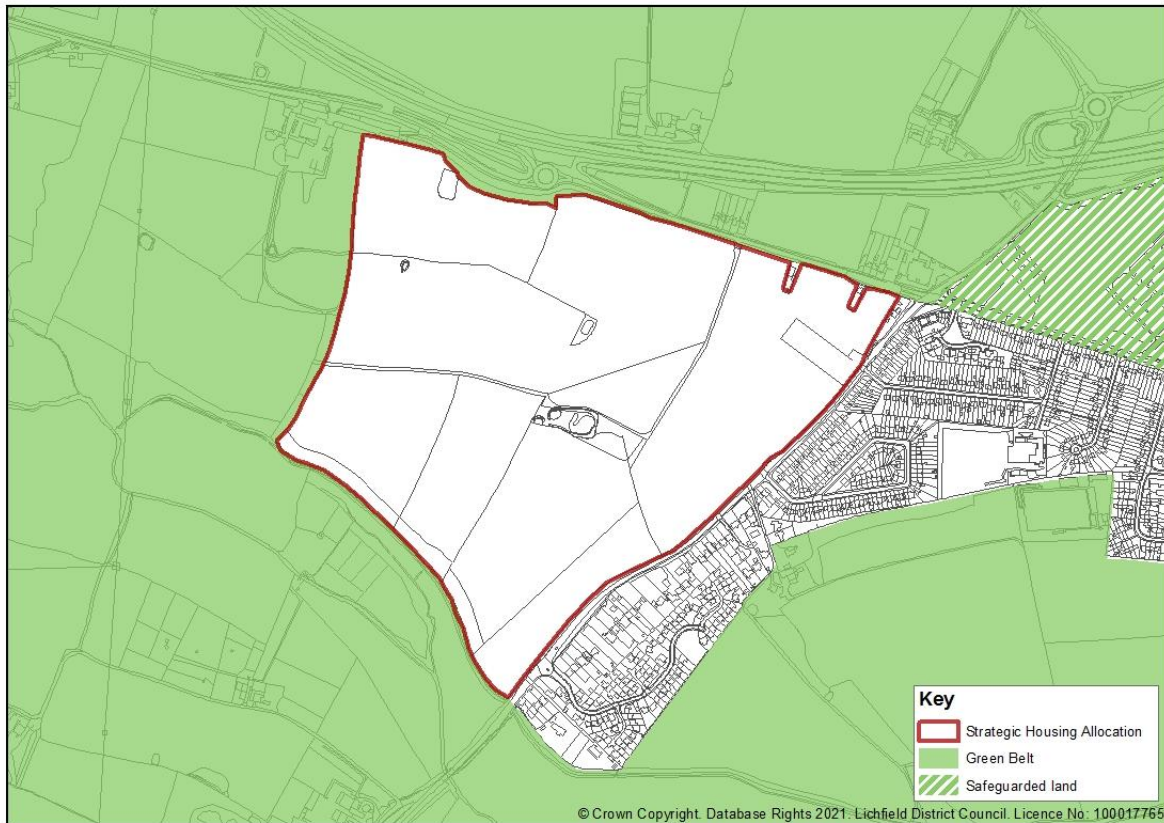
## Introduction to the Fazeley Strategic Allocation

- 14.25 The spatial strategy set out within this plan identifies a strategic housing growth location within the settlement of Fazeley.

### **Strategic Policy SHA2: Strategic Housing Allocation Land West of Fazeley**

**The land to the south west of the road junction at Mile Oak will be allocated for the focus of new residential growth.**

**There will be a requirement for the development site to be of the highest quality and accommodate the correct infrastructure provision in the right places. These requirements will be addressed through the production of a comprehensive masterplan for the whole of the site identified in the red line boundary on the policies map. The following points set out the key design principles and infrastructure requirements that should be addressed with the masterplan.**



## Design

- **Integrate the development into the existing landscape including the creation of vistas through the site;**
- **Safeguard and enhance existing trees, hedgerows and sites of biodiversity value within the site;**
- **Provision of a green landscape buffer and sensitive landscaping to minimise the impact upon heritages assets within proximity of the site;**
- **Proposals should seek to retain the hedgerow on Sutton Lane, to preserve the setting of the listed milepost and minimise visibility between the asset and the development site.**
- **Deliver net gains in biodiversity and support the delivery of the nature recovery network;**
- **Preserve and enhance the historic environment and improve our understanding of it, with regards to the adjacent Conservation Area;**
- **Within the development the creation of buildings, layouts and spaces of the highest quality which promote a sense of place, interact with one**



another, achieve inclusive, adaptable and accessible design, are resilient and which integrate green infrastructure into the fabric of the built environment;

- The masterplan will be required to demonstrate how this will be achieved including custom/self-build plots, through design codes for layouts, streets and buildings including building heights and materials;
- High quality design which is adaptable and accessible with the well-being of the ageing and less mobile population being addressed; and
- Have no properties at risk of flooding now and in the future.

### **Infrastructure**

- Provision for access to and improvement of the strategic and local highway network and infrastructure as appropriate provision for access to the strategic and local highway network as appropriate;
- Integrated sustainable drainage including the provision of sustainable urban drainage systems (SuDS);
- Provision of a detailed hydraulic model of the Bourne Brook will be required within a Flood Risk Assessment for the development site;
- Indicate the provision of a new primary school on site and consideration relating to accessing existing secondary school provision;
- Provide necessary utilities infrastructure and minimise use of water resources and energy usage, particular consideration should be given to the Bourne Brook to be protected;
- Accommodate high speed broadband to each property;
- Deliver a mix of house types which meet lifetime standard;
- Provision to ensure that there are no negative impacts on the current air quality within that area;
- Improvements to existing and the creation of sustainable transport such as bus, cycle and walking within the development and to and from the existing settlement; and
- Provision of neighbourhood centre and community hub.
- Provision of a network of green space and delivery of sports pitches, allotments, play spaces, in accordance with standards set out within this local plan ;

## Explanation

- 14.26 Since its historic origins as several smaller settlements Fazeley, Mile Oak and Bonehill have expanded, particularly in the twentieth century, into the settlement seen today. This has formed a linear settlement along the line of the old A5 route. Because of the way the settlement has 'evolved' there is a slightly 'disjointed' feel in parts of the settlement with individual parts of the settlement having different access to services and facilities. The historic fabric of the settlement is still at risk with a large number of historic buildings at risk within the settlement. Housing growth that forms part of the existing urban capacity faces significant viability issues as it tries to incorporate the requirements attached to conserving and enhancing heritage assets.
- 14.27 It is not intended to stop supporting and encouraging development in the conservation area or within listed buildings and acknowledge the important role the historic environment can play in the character of a place and how development can sustain and enhance heritage assets. It is considered that a greater level of growth, unconstrained by heritage requirements, is fundamental to achieve a step change in terms of access to homes, facilities and services and assist in leading to the regeneration of the settlements historic fabric.

## Fazeley Environment

### Introduction

- 14.28 Fazeley has a conservation area encompassing Fazeley and Bonehill with a number of impressive listed buildings relating to its history as a producer of tape and cotton and the home of the nationally significant Peel family. Many of its listed buildings are underused and in disrepair, the conservation area is classed 'at risk' as are a number of listed buildings located within the conservation area. Much of the general built environment is in need of investment.
- 14.29 The area is adjacent to the River Tame and has an extensive waterway and canal system. Parts of the settlement have been subject to flooding and this has resulted in a number of preventative measures being implemented to protect against further flood incidents. The settlement is adjacent to the Central Rivers Initiative area.

### **Local Policy F1 Fazeley Environment**

**The distinct character of the different communities within the settlement will be respected and not diluted or lost through further coalescence.**

**Opportunities to enhance the built environment and deliver improvements to the conservation area in line with the Conservation Management Plan will be supported.**

**Schemes which bring back into optimal viable use buildings at risk within the Fazeley and Bonehill conservation area will be supported. Opportunities to enhance the flood resilience of the settlement and allow for climate change will be supported**

## Explanation

- 14.30 Fazeley is linear in form and has a deficiency in provision and quality of its open space. There is the potential to improve the linkages between the communities and promote a community which is better connected.
- 14.31 The council wishes to encourage heritage led regeneration as the entire conservation area is identified on the national register as being at risk. The heritage of the area is of local, regional and national importance due to its connection with the Peel family. The condition of the buildings and their prominence within the street scene is impacting upon the attractiveness of this sustainable settlement which is detrimental to the well-being of its residents and economic vitality.
- 14.32 The settlement is impacted upon by flood plain and is susceptible in areas to ground water flooding.

## Fazeley Services and Facilities

### Introduction

- 14.33 There are a number of facilities within the settlement including a primary school, shops, businesses, town hall and open space including play areas. The Robert Peel

Community Hospital is located within the settlement providing a range of primary and emergency care.

### **Local Policy F2 Fazeley Services and Facilities**

**Improvement to the existing provision of open space shall be made to meet the needs of the community as identified in the open space assessment.**

**Improvements to incidental open space and enhancements to the spaces linking the residential areas will be supported to promote a community which is better connected. Enhancements that enable the canal to be used as an active travel route for the settlement will be supported.**

#### Explanation

- 14.34 The settlement is linear in nature and large numbers of visitors pass through it, with facilities focused at one end. It is important to safeguard and promote cohesion within the resident communities whilst addressing deficiencies and enhancing the setting of the conservation area.
- 14.35 Within the settlements there are areas which are under used and some of the linkages between open spaces and the facilities are unattractive for users. Enhancements will promote active travel and help create a connected community.

#### Fazeley Economy

##### Introduction

- 14.36 There are a number of businesses that are located in Fazeley along the route of the old A5 and clustered around the traffic island in the centre of the settlement. Fazeley

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is also located on the edge of Tamworth Borough Council administrative area and is in close proximity to large scale out of town retail and leisure within Tamworth. Drayton Business Park and the regional tourist offer at Drayton Manor Park theme park and zoo is adjacent to the settlement.

### **Local Policy F3: Fazeley Economy**

**Development which supports the retention and expansion of the existing range of facilities offered in the Fazeley neighbourhood centre for business, services and other facilities will be encouraged where they enhance the provision to meet local needs and support the vitality and viability of this rural centre, the surrounding businesses and the historic environment.**

**Local employment is important within the settlement and its hinterland and initiatives to provide positive growth in a way which is relevant to the local community will be supported.**

### **Explanation**

- 14.37 The settlement is a level 3 service centre, an expansion of services and facilities will support sustainable growth. Existing employment areas located within the settlement boundary of Fazeley will continue to contribute to the employment provision within the district.
- 14.38 The settlement is in close proximity to Drayton Manor Park, employment areas and out of town retail and leisure facilities within Tamworth borough which together receive many visitors.
- 14.39 Fazeley has an extensive and impressive historic environment much of which is currently under used and in need of investment. Fazeley is uniquely placed to provide services and facilities to meets its day to day needs and help support the surrounding commercial activities. An enhanced provision of services and facilities such as overnight stays will encourage further inward investment and provide opportunities to enhance the built and historic environment and support the well-being of the residents.

## Fazeley Housing

### Introduction

- 14.40 Even small housing developments in Fazeley can make a big difference to the look and feel of the built environment, and the ability of the local population to access housing; and so, must be carefully managed to ensure maximum benefit to the community.

### **Local Policy F4: Fazeley Housing**

**Infill development and the re-use of existing buildings and brownfield land will be prioritised provided that this does not result in a loss of services and facilities which contribute to the function of the settlement as a larger service village.**

**Housing will provide for the needs of the local community, providing a range of house types, including smaller and affordable homes, to achieve a balanced housing market.**

### Explanation

- 14.41 There is a particular need in the District for smaller properties, 2 or 3 bedrooms in size which can help to address a local shortfall of starter homes and properties for people to downsize to: there is also a need to ensure that there is sufficient housing stock to be able to address the varied needs of the ageing population.
- 14.42 This is particularly to help ensure that residents, of any age, are not forced, by lack of choice and opportunity, to leave their community once their needs change. This will enable Fazeley and its hinterland to become more self-sustaining and to positively contribute to the health and well-being of all of its residents.

## Fradley

### Introduction

- 14.43 Fradley as a settlement comprises 3 distinct areas; the original smaller residential area known as Fradley village, housing development centred around the former airfield, known as Fradley South and housing development delivered as part of the local plan strategy known as Fradley strategic development allocation. The housing growth delivered as part of the previously adopted local plan strategy focused on bringing these elements together to create a cohesive connected settlement.

### The vision for Fradley

**Fradley will continue to be a focus for sustainable growth, with homes and employment provision being provided within and adjacent to the existing settlement.**

**New homes will be of a high-quality design that reflect the village character and be integrated with the existing settlement. The social and physical links between the new homes and the existing settlement will be strengthened. New facilities and services will meet evidenced need and promote social interaction and improved community cohesion.**

**Employment provision will continue to meet the needs of the district and the community of Fradley and appropriate infrastructure will be delivered to support economic growth.**

**The community of Fradley will be active and healthy. Active travel routes will enable the community to move around the settlement accessing facilities and services. A network of open space, sports and leisure**

**provision will be delivered to meet the needs of the community. Spaces and places will be improved and increased enabling the community to meet and interact. This provision will be integrated and well connected. Primary health requirements of the community will be identified and catered for.**

**Opportunities to enhance features within the natural and historic landscape will be taken. The historic and environmental assets of the Trent and Mersey canal, Coventry canal and Fradley Junction will be maximised. New development will incorporate the canal and its potential as an active travel route across the settlement will be recognised.**

**The strategic highway network, including the A38 and its junctions at Hilliards Cross and Fradley South, will remain safe, and continue to facilitate the free flow of traffic.**

## Introduction to the Fradley Strategic Allocation

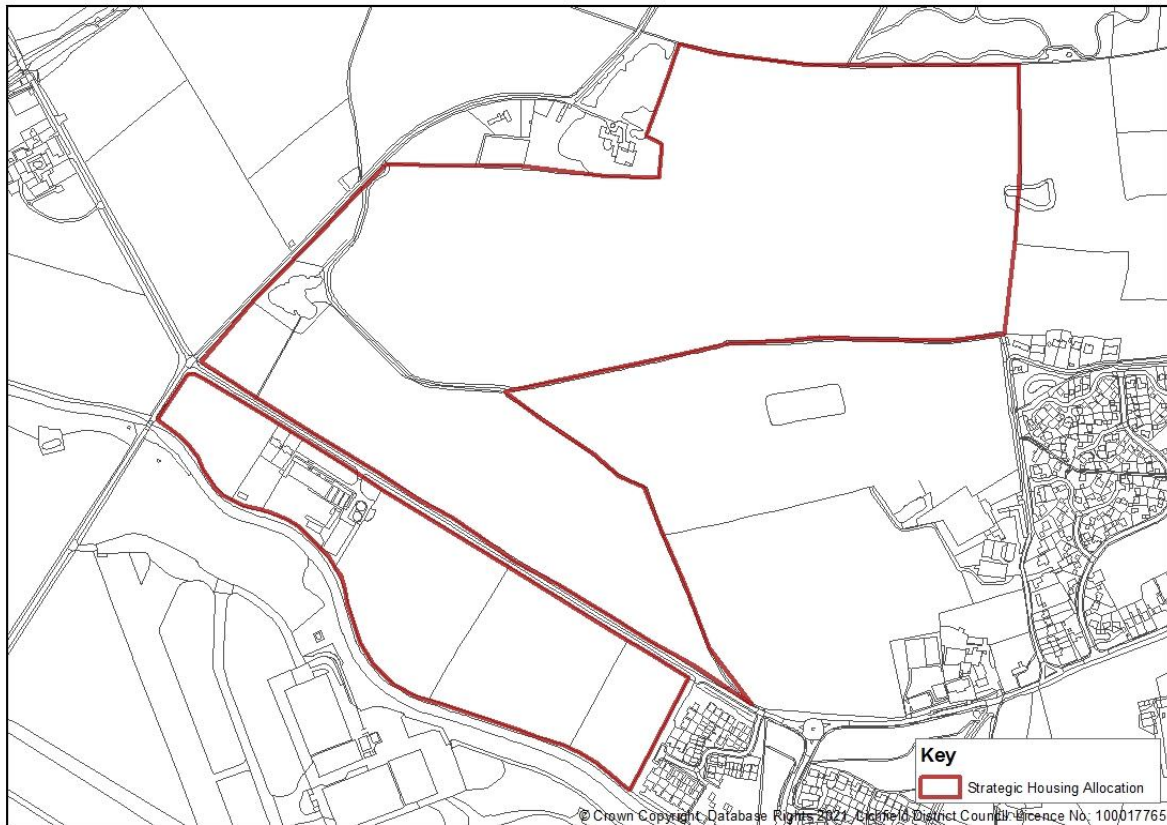
- 14.44 The spatial strategy set out within this plan identifies a strategic housing growth location within the settlement of Fradley.

### **Strategic Policy SHA3: Strategic housing allocation land north and south of Hay End Lane**

**The land to the north and south Hay End Lane will be allocated for the focus of new residential growth.**

**There will be a requirement for the development site to be of the highest quality and accommodate the correct infrastructure provision/improvement, both on and off-site, in the right places. These requirements will be addressed through the production of a comprehensive masterplan encompassing the full extent of the red line boundaries shown on the policies map. The following points set out the key design principles and infrastructure requirements that should be addressed within the masterplan.**





## Design

- **Integrate the development into the existing landscape including the creation of vistas through the site;**
- **Safeguard and enhance existing trees, hedgerows and sites of biodiversity value within the site;**
- **Deliver net gains in biodiversity and support the delivery of the nature recovery network;**
- **Preserve or enhance the historic environment and improve our understanding of it;**
- **Fully integrate with existing development to ensure legibility throughout the sites**
- **Within the development the creation of buildings, layouts and spaces of the highest quality which promote a sense of place, interact with one another, achieve inclusive and accessible design, are resilient and which integrate green infrastructure into the fabric of the built environment;**
- **The masterplan will be required to demonstrate how this will be achieved including custom/self-build plots, through design codes for**

layouts, streets and buildings including building heights and materials;

- **Creating routes throughout the site which are well connected to one another forming a network of attractive, accessible, legible and safe routes for all users and which maximise opportunities for natural surveillance and connections with blue and green infrastructure, in particular the adjacent canal**
- **Enhancement and improvements to the Local Wildlife Site associated with the Coventry Canal**
- **High quality design with the well-being of the ageing and less mobile population being addressed;**
- **Integration and enhancement of the Coventry canal; and**
- **Have no properties at risk of flooding now and in the future.**

## **Infrastructure**

- **Provision for access to and improvement of the strategic and local highway network and infrastructure as appropriate;**
- **Integrate sustainable drainage;**
- **Provision of education infrastructure/funding at both primary and secondary level;**
- **Provide necessary utilities infrastructure and minimise use of water resources and energy usage:**
- **Accommodate high speed broadband to each property;**
- **Deliver a mix of house types which meet lifetime standard;**
- **Provision to ensure that there are no negative impacts on the current air quality within the area;**
- **Improvements to existing and the creation of sustainable transport such as bus, cycle and walking within the development and to and from the existing settlement;**
- **Provision of neighbourhood centre and community hub: and**
- **Provision of a network of green space and delivery of allotments, sports pitches, play spaces, in accordance with standards set out within the local plan review.**

## Explanation

- 14.45 Fradley has experienced significant growth over the adopted local plan strategy period, this growth to some extent has addressed the cohesiveness of the settlement. However, there are significant gaps in infrastructure provision. Further housing growth within Fradley will accelerate the delivery of essential community and infrastructure assets required to support sustainable growth.

## Fradley Environment

### Introduction

- 14.46 The Coventry canal runs through the settlement and the A38 runs alongside its eastern boundary. The historic and natural landscape character surrounding the village is important providing strong visual and physical connections between the settlement and surrounding countryside

### **Local Policy FR1 Fradley Environment**

**All development will conserve and seek to enhance the heritage assets and the natural and historic landscape surrounding the existing settlement.**

**Opportunities to deliver improvements to the canal conservation area in line with the conservation area management plan will be supported. New developments should provide connections to the canal, improve towpaths and maximise the opportunities for active frontages enabling the canal to become an active travel route through the settlement.**

## Explanation

- 14.47 The natural and historic landscape evidence identifies a number of characteristics that are important to the district. It is important that these characteristics are taken

into account to avoid detrimental effects to the natural landscape asset. The canal is a significant feature in the area as well as a historic and community asset, providing a leisure and recreation resource for boaters, walkers and cyclists. It provides an economic value to local businesses through boaters breaking their journey and using the local services.

- 14.48 Increased use of the canal as an active travel route would help to relieve congestion on the surrounding roads during school drop off times. Initiatives to protect and enhance the canal environment and improve the towpath surfacing will therefore be supported and encouraged. Particular care will be considered to the treatment given where development meets the canal edge and the impact on the nearby canal conservation areas.

## Fradley Services and Facilities

### Introduction

- 14.49 There are a number of services and facilities located across Fradley and serving the settlement.

### **Local Policy FR2 Fradley Services and Facilities**

**Support will be given to the delivery of primary health care provision which addresses identified local need and requirements set out in this plan.**

**All options will be explored to ensure improvements to the junctions of Hilliards Cross and Fradley Village Junctions on the A38 (T).**

**Developments will be required to demonstrate that no undue harm to safety and the free flow of traffic on the A38 and surrounding roads will result and where necessary mitigate through identified improvements measures.**

**The loss of existing services and facilities will be resisted unless equivalent facilities can be provided offering an equal or improved service to the community. Initiatives that seek to improve, enhance and deliver local amenities and facilities will be supported.**

**Improvements to address existing deficiencies and future needs in relation to sports and recreational provision will be supported, this**

**includes changing provision and appropriate parking provision. The location of new facilities should promote social interaction and provide for an integrated response to needs.**

**Existing pedestrian and cycle routes will be retained and enhanced and new routes will be created to enable safe and convenient connections between existing and new services and facilities.**

**New development shall provide for an appropriately located multi-purpose facility that provides for a range of services and facilities.**

**Provision of additional informal play, equipped play spaces and amenity green space will be supported to increase accessibility across the settlement. New development will need to provide adequate provision in line with policy requirements.**

## Explanation

- 14.50 The Residents of Fradley currently access primary health care facilities in either Alrewas or Lichfield. Developer obligations have recently supported increased clinical capacity within Lichfield to help address the needs of residents from Fradley. The proposed further growth of the settlement will mean that primary health provision will need to be considered and addressed. Any responses to requirements will be aligned to the National Health Service Strategic Transformation Process.
- 14.51 Fradley's proximity to the A38, running east of the village, generates a range of opportunities in terms of providing convenient access to nearby employment and service centres. We are currently completing, in partnership with Highways England, modelling which will identify mitigation measures required for the junctions along the A38. These measures will need to be delivered as part of the plan process. The settlement of Fradley has three distinct elements and it is important that these parts are brought together and consolidated to create one cohesive community. The connections that enable all of the community to access all services will ensure physical and social cohesiveness as well as providing opportunities for social interaction.
- 14.52 A requirement for commercial and community facilities to serve the new growth is seen as important to ensuring the health and well-being of the new community. There is the ambition within the neighbourhood plan to extend meeting places and spaces that are easily accessed by the community. An appropriately located multi-

purpose facility that provides for a range of services and facilities would address these identified requirements. Continued improvements to the existing infrastructure that enables the community of Fradley to lead healthy lifestyles is important and also promotes community cohesion. Improvements to the quality and quantity of open space and play facilities are an important part of this.

## Fradley Economy

### Introduction

- 14.53 Fradley is a major focus for employment with a large business park present on the footprint of the former RAF airfield and close to the village. The majority of the businesses are within the storage and distribution sector.

#### **Local Policy F3: Fradley Economy**

**Fradley Business Park will remain as a major focus for employment through the implementation of existing commitments, development and expansion.**

**The importance of local employment within Fradley will be recognised and initiatives to ensure that the occupiers of the business park and other local employers employ, train and retain local workers will be supported. Support will be given to the location of a lorry park within or close to Fradley.**

### Explanation

- 14.54 Fradley Business Park will remain a major focus for employment within the district. However, to give greater flexibility in the district's employment portfolio and to encourage new businesses to locate here, smaller employment units and incubator units will be supported within the employment area at Fradley.
- 14.55 The current employment park has seen success, demonstrated by the number of businesses located there. However, most of these businesses are within the storage and distribution sector which generates a significant amount of heavy goods vehicles traffic, and at times can cause disturbance and vehicular conflict with the adjoining residential areas.

- 14.56 The provision of a lorry park, within or close to Fradley Park, will assist in mitigating the negative impact of heavy goods vehicles and other employment traffic on residents.

## Fradley Housing

### Introduction

- 14.57 Even small housing developments in Fradley can make a big difference to the look and feel of the built environment, and the ability of the local population to access housing; and so, must be carefully managed to ensure maximum benefit to the community.

### **Local Policy FR4: Fradley Housing**

**Infill development and the re-use of existing buildings and brownfield land will be prioritised provided that this does not result in a loss of services and facilities which contribute to the function of the settlement as a larger service village.**

**Housing will provide for the needs of the local community, providing a range of house types, including smaller and affordable homes, to achieve a balanced housing market.**

### Explanation

- 14.58 There is a particular need in the District for smaller properties, 2 or 3 bedrooms in size which can help to address a local shortfall of starter homes and properties for people to downsize to: there is also a need to ensure that there is sufficient housing stock to be able to address the varied needs of the ageing population.
- 14.59 This is particularly to help ensure that residents, of any age, are not forced, by lack of choice and opportunity, to leave their community once their needs change. This will enable Fazeley and its hinterland to become more self-sustaining and to positively contribute to the health and well-being of all of its residents

## Little Aston

### Introduction

- 14.60 Little Aston has been identified in the settlement sustainability study as a rural centre. It provides facilities and services to meet the day to day needs of the settlement and the surrounding rural areas.

### The vision for Little Aston

**In 2040 Little Aston will have maintained the sustainability of the settlement by safeguarding the range of services and facilities available to meet local needs. It will have helped to assist in meeting the needs of climate change by helping provide a green corridor from Sutton Park to Cannock Chase.**

**The unique character of the conservation area will be maintained and the objectives within the conservation area management plan will be being realised.**

## Little Aston Services and Facilities

### Introduction

- 14.61 Settlement facilities in Little Aston include a primary school, shops, businesses, a village hall, tennis courts, a bowling green, play areas and access to Sutton Park which is a national nature reserve.
- 14.62 Little Aston is located on the edge of the West Midlands conurbation and has busy road and rail links into Birmingham. It has a high-quality landscape of heathland mix, woodland and remnant parkland estate which originally would have linked to Cannock Chase. The conservation area and much of the surrounding development include extensive tree coverage and the built development is loose knit and low



density which provides a transition into the open countryside to the north, enhanced by locally important views.

### **Local Policy LA1: Little Aston Services and Facilities**

**Support will be given to proposals which retain and expand the existing range of services and facilities focussed around Burnett Road and Little Aston Lane/Rosemary Hill Road for business, services and other facilities which enhance the provision and support the vitality and viability of these centres enabling them to serve the local needs of the community and its rural hinterland.**

**The character of the conservation area will be safeguarded.**

**Initiatives to improve access to the countryside will be supported where these provide opportunities to reduce the impact of recreation upon Cannock Chase Special Area of Conservation and enhance the connectivity of the biodiversity between Sutton Park and Cannock Chase.**

### **Explanation**

- 14.63 This policy is intended to ensure that established shops, facilities and services in Little Aston are able to develop and modernise and continue to benefit the community., Along with the other policies on safeguarding of facilities in the plan, it is intended and to guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day to day needs.
- 14.64 The policy also seeks to preserve and enhance the unique character and appearance of the conservation area. Part of the value of the conservation area is in its high-quality examples of housing, ranging from the predominant arts and crafts style of the 1920's through to well-designed examples from the present day. The housing in the conservation area is characterised as large detached properties sited in generously sized plots. The green space connectivity mapping completed as part of the local plan 2040 identified the landscape around Little Aston as offering key opportunities for enhancement and re-creation of the former link between Sutton Park and Cannock Chase.

## Little Aston Housing

### Introduction

- 14.65 Even small housing developments in Little Aston can make a big difference to the look and feel of the built environment, and the ability of the local population to access housing; and so, must be carefully managed to ensure maximum benefit to the community.

#### **Local Policy LA2: Little Aston Housing**

**Infill development and the re-use of existing buildings and brownfield land will be prioritised provided that this does not result in a loss of services and facilities which contribute to the function of the settlement as a larger service village.**

**Housing will provide for the needs of the local community, providing a range of house types, including smaller and affordable homes, to achieve a balanced housing market.**

### Explanation

- 14.66 There is a particular need in the District for smaller properties, 2 or 3 bedrooms in size which can help to address a local shortfall of starter homes and properties for people to downsize to: there is also a need to ensure that there is sufficient housing stock to be able to address the varied needs of the ageing population.
- 14.67 This is particularly to help ensure that residents, of any age, are not forced, by lack of choice and opportunity, to leave their community once their needs change. This will enable Little Aston and its hinterland to become more self-sustaining and to positively contribute to the health and well-being of all of its residents

## Shenstone

### Introduction

- 14.68 Shenstone is bounded to the west by the Cross City railway line, with the station bridge leading to an established industrial estate and a small amount of housing leading into open agricultural land within the Green Belt. The A5127 defines the eastern edge of the main village and historic parkland is located to the south.

### The vision for Shenstone

**In 2040, Shenstone will remain a high-quality living environment and the ambiance of the settlement will be maintained and enhanced.**

**Good quality design in development will be paramount, along with continued environmental enhancement within the conservation area and careful traffic management. As a larger service village in the district, Shenstone will remain a compact, safe, healthy and a stable community offering a variety of good quality services and facilities for the village and its hinterland.**

**There will continue to be high quality transport links and connections to nearby towns and cities alongside improved pedestrian and cycle linkages within the village. The impact of traffic within the village will be reduced.**

**The vital contribution made to the character of Shenstone by the conservation area and the variety of trees which contribute to the heavily wooded nature of the centre of the village will be recognised through continued protection and enhancement where opportunities arise. Furthermore, links will be sought to improve accessibility to open space in the south of the village.**

**Shenstone will accommodate a proportionate level of village growth which reflects the existing character and qualities of the village and**

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**which addresses local need, whilst maintaining a self-contained community with clear physical boundaries.**

## Shenstone Environment, Services, Facilities and Economy

### Introduction

- 14.69 Shenstone is a larger service village within the settlement hierarchy of the district, with its services and facilities use by residents of the village and the wider local rural community.

### **Local Policy S1: Shenstone Environment, Services, Facilities and Economy**

**Shenstone will maintain its role as a separate, freestanding, healthy, safe and stable community functioning as a local service centre offering a range of services and facilities for the local community within the village and its hinterland.**

**The loss of existing services and facilities will be resisted unless equivalent facilities can be provided offering an equal or improved service to the community.**

**The importance of local employment within Shenstone will be recognised and initiatives to ensure provision is relevant to the local community will be supported.**

**Initiatives that seek to improve, enhance and deliver local amenities and facilities will be supported. Initiatives specifically but not exclusively including improved pedestrian and cycle routes, allotments and improvements to traffic management and rail services will be supported where they accord with other relevant policies within the development plan.**

**The significance of the conservation area will be recognised through continued protection and enhancement of both the natural and built environment.**

**New buildings will be of a high-quality design that reflects the character and range of vernacular house types and architecture ensuring a positive contribution to the conservation area.**

**Provision of additional equipped play spaces and amenity green space, spaces for informal play and sport will be supported, particularly within the southern part of Shenstone, to increase accessibility will be supported where this does not conflict with other policies within the local plan.**

## Explanation

- 14.70** It is important that Shenstone continues to play a role in providing services and facilities and as such existing provision will be protected and enhanced. Support for services to be able to adapt to changing needs of residents and grow appropriately will be encouraged. There is an identified need to address traffic issues and pedestrian safety through effective traffic management of heavy goods vehicles between the established industrial estate and wider strategic road network. Additionally, there is a need to make improvements in overall road safety in terms of parking around local shops and the railway station. There is an aspiration to improve pedestrian and cycle linkages around the village and secure a more frequent railway service.
- 14.71** Shenstone is a historic freestanding rural settlement located within the Green Belt that has retained its historic centre and historic parkland and rural character despite significant levels of growth in the twentieth century. The historic core is located within a conservation area. There are several identified improvements needed to the conservation area which have been outlined in the conservation area appraisal including improvements to street lighting and paving, enhancements to shop frontages and address parking issues in the location of key services.
- 14.72** In terms of open space, the play area within the village has recently been re-equipped however the facility is located within the north eastern edge and therefore not easily accessible for pedestrians from the south of the settlement. There are few established amenity open spaces in the settlement however, Shenstone does have a significant area of semi natural green space in an area known as Lammas land to the north and Malkins Coppice to the west. It has also been identified that there is a need for the provision of allotments within the settlement.
- 14.73** Birchbrook Industrial Estate and Shenstone Business Park located on the edge of the settlement provide local employment opportunities with rail connections providing

for sustainable commuter links north to Lichfield and south into Birmingham and the wider West Midlands conurbation.

- 14.74 The loss of economic facilities which contribute to the sustainability of the settlement will be resisted unless equivalent facilities can be provided which offer an improved or equal service to the community.
- 14.75 Shenstone has particularly strong commuter links. This is due to the location of the railway station to its western edge which lies on the Cross City line from Lichfield to Birmingham (and beyond to Redditch). There is a local desire to see the frequency of services increased beyond the half hourly service currently serving the station alongside increased parking provision for commuters. Shenstone also has strong road commuter links due to its proximity to key road network links such as the M6 Toll, A5 and A38. Due the above factors, the settlement has a high proportion of larger family homes.
- 14.76 The future role and function of Birchbrook Industrial Estate and Shenstone Business Park located on Lynn Lane have been considered through the Shenstone Neighbourhood Plan and local plan allocations document in order to ensure that their potential is fully maximised in terms of the long-term contribution to the village.

## Shenstone Housing

### Introduction

- 14.77 Even small housing developments in Shenstone can make a big difference to the look and feel of the built environment, and the ability of the local population to access housing; and so, must be carefully managed to ensure maximum benefit to the community.

### **Local Policy S2: Shenstone Housing**

**The quality of the built and natural environment will be enhanced and protected. Small-scale redevelopment within the village will be supported to provide for new housing and a modest and proportionate level of village growth, whilst maintaining a self-contained community**

**with clear physical boundaries and which complements the character of the existing settlement.**

**Infill development and the re-use of brownfield land will be prioritised provided that this does not result in a loss of services and facilities which contribute to the function of the settlement as a larger service village.**

**Housing in Shenstone will provide for the needs of the local community, particularly providing a range of affordable homes, starter homes and smaller homes to address downsizing need and the needs of the ageing population.**

## Explanation

- 14.78 There is a particular need in the District for smaller properties, 2 or 3 bedrooms in size which can help to address a local shortfall of starter homes and properties for people to downsize to: there is also a need to ensure that there is sufficient housing stock to be able to address the varied needs of the ageing population.
- 14.79 This is particularly to help ensure that residents, of any age, are not forced, by lack of choice and opportunity, to leave their community once their needs change. This will enable Shenstone and its hinterland to become more self-sustaining and to positively contribute to the health and well-being of all of its residents

## Whittington

### Introduction

- 14.80 Whittington is a historic village set in Green Belt with a mainly agricultural landscape. The historic core of the village is designated as a conservation area. Expansion of the settlement form has been predominantly to the east and north with the boundary of the Coventry canal. Growth took place predominantly in the 20th century from the 1960s up to the 1980s. Whittington has strong links to the adjacent rural settlement of Fisherwick to the north east and Lichfield to the west.

### The vision for Whittington

**Whittington will remain a freestanding settlement. The communities of Whittington will become more cohesive through the continued improvement and delivery of high-quality spaces, facilities and services. Established businesses, shops, facilities and services will remain viable, develop and modernise to ensure they can provide essential services and facilities to their communities and the wider rural hinterland including the smaller outlying villages and hamlets.**

**The vital contribution made to the character of the village by the conservation area will be recognised through continued protection and enhancement. Whittington will accommodate a proportionate level of growth which reflects the existing character and qualities of the village and which addresses local need, whilst maintaining a self-contained community with clear physical boundaries.**



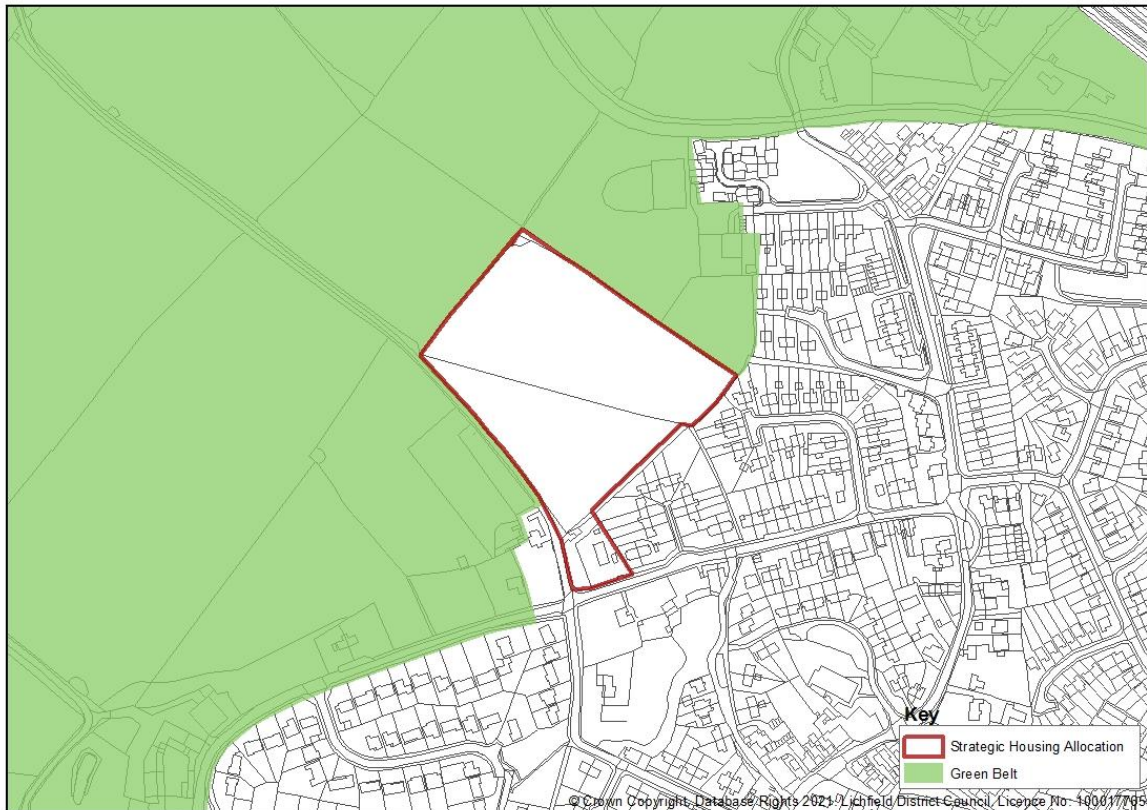
## Introduction to the Whittington Strategic Allocation

- 14.81 The spatial strategy set out within this plan identifies a strategic housing growth location within the settlement of Whittington.

### **Strategic Policy SHA4: Strategic housing allocation land off Huddlesford Lane**

**The land off Huddlesford Lane, Whittington will be allocated for the focus of new residential growth**

**There will be a requirement for development of this site to be of the highest quality and accommodate the correct infrastructure provision and in the right place. These requirements will be addressed through the production of a comprehensive masterplan for the site including the whole of the identified red line boundary on the Policies Map. The following points set out the key design principles and infrastructure requirements that should be addressed within the masterplan;**



## Design

- Integrate the development into the existing landscape including the creation of vistas through the site;
- Safeguard and enhance existing trees, hedgerows and sites of biodiversity value within the site;
- Deliver net gains in biodiversity and support the delivery of the nature recovery network;
- Preserve or enhance the historic environment and improve our understanding of it;
- High quality design with the well-being of the ageing and less mobile population being addressed; and
- Have no properties at risk of flooding now and in the future.

## Infrastructure

- Provision for access to the strategic and local highway network as appropriate;
- Integrate sustainable drainage;

- Provide necessary utilities infrastructure and minimise use of water resources and energy usage;
- Integration and maintenance of sustainable urban drainage system (SUDS) and flood mitigation measures within the site.
- Accommodate high speed broadband to each property;
- Deliver a mix of house types which meet lifetime standard;
- Provision to ensure that there are no negative impacts on the current air quality within that area;
- Improvements to existing and the creation of sustainable transport such as bus, cycle and walking within the development and to and from the existing settlement; and
- Provision of a network of green space and delivery of allotments, sports pitches, play spaces, in accordance with standards set out within this local plan.

## Explanation

- 14.82** Whittington has experienced limited growth during the adopted local plan strategy putting at risk the settlement's ability to maintain an appropriate level of sustainability for its existing community and the hinterland it serves. The level of growth proposed within Whittington could be considered small if located within other settlements within our district, however, for Whittington this Green Belt release will ensure it can continue to effectively play the role of a larger service village as identified within the settlement hierarchy.

## Whittington Environment, Services, Facilities and Economy

### Introduction

- 14.83 Whittington has a significant role in the rural community due having a range of services and facilities which serve residents and wider rural areas of the district.

### **Local Policy W1: Whittington Environment, Services, Facilities and Economy**

**Whittington will continue to function as a rural centre, with a range of services and facilities to serve the settlement and surrounding hinterland. The loss of existing services and facilities will be resisted unless equivalent facilities can be provided which offer an equal or improved service to the community.**

**Initiatives and development that enable existing facilities and services to adapt to change so that they can continue to appropriately serve communities and meet identified local need will be supported.**

**Support will be given to initiatives that help the cohesiveness of the settlement including those which create high quality public space and focal points that promote social interaction. Opportunities to improve the quality and access of playing pitches as identified in the Playing Pitch Strategy will be supported.**

**The vital contribution made to the character of the village by the conservation area will be recognised through continued protection and enhancement.**

**Loss of economic facilities which contribute to the sustainability of the settlement will be resisted unless an equivalent facility can be provided which offer an improved or equal service to the community.**

**Local employment is important within the settlement and its hinterland and initiatives to provide positive growth in a way which is relevant to the local community will be supported.**

## Explanation

- 14.84 It is important that existing services are protected and can grow so that they are able to adapt to the changing needs of residents where appropriate. Since the adoption of the current local plan the green space assessments have indicated a considerable increase in provision and improvement to quality of existing play provision. In Whittington it is noted that the settlement would require the provision of three football playing pitches and an additional cricket facility. The continued improvement

of play spaces and those that provide for amenity green space is essential if they are to be able to continue to play a role in the health of the community.

- 14.85 Existing employment areas located within the settlement boundary of Whittington will continue to contribute to the employment provision within the district
- 14.86 Expansion of St Giles Hospice in the south of the village has seen growth in employment within the settlement. The hospice has key links with the village in relation to use of local services and facilities. This relationship is valuable and should be encouraged to continue in terms of the shared benefits from business, employment and social activities in the settlement.

## Whittington Housing

### Introduction

- 14.87 Even small housing developments in Whittington can make a big difference to the look and feel of the built environment, and the ability of the local population to access housing; and so, must be carefully managed to ensure maximum benefit to the community.

### **Local Policy W2: Whittington Housing**

**The quality of the built and natural environment will be enhanced and protected. Small-scale redevelopment within the village will be supported to provide for new housing and a modest and proportionate level of village growth, whilst maintaining a self-contained community with clear physical boundaries and which complements the character of the existing settlement.**

**Infill development and the re-use of brownfield land will be prioritised provided that this does not result in a loss of services and facilities which contribute to the function of the settlement as a larger service village.**

**Housing in Whittington will provide for the needs of the local community, particularly providing a range of affordable homes, starter homes and smaller homes to address downsizing need and the needs of the ageing population.**

## Explanation

- 14.88 There is a particular need in the District for smaller properties, 2 or 3 bedrooms in size which can help to address a local shortfall of starter homes and properties for people to downsize to: there is also a need to ensure that there is sufficient housing stock to be able to address the varied needs of the ageing population.
- 14.89 This is particularly to help ensure that residents, of any age, are not forced, by lack of choice and opportunity, to leave their community once their needs change. This will enable Whittington and its hinterland to become more self-sustaining and to positively contribute to the health and well-being of all of its residents

## 15. Smaller Service Villages and our wider rural areas

### Development in Smaller Service Villages and Wider Rural Areas

#### Introduction

- 15.1 The district has a number of small rural settlements of differing sizes with their own characteristics, and all functioning in a range of ways. Many of these villages and hamlets have some services and facilities and most look to larger settlements to provide the wider range of services and facilities which they cannot provide or sustain themselves.

#### **Local Policy SSV1 Development in Smaller Service Villages and Wider Rural Areas**

**Support will be given to rural settlements wishing to provide small scale development to meet local needs, where the need for this can be clearly and robustly evidenced by the local community and where this accords with policies in the local plan.**

#### Explanation

- 15.2 It is important that smaller rural communities are able to adapt to accommodate their future needs and to become more locally sustainable without compromising their character or appearance.
- 15.3 Small scale growth to help each settlement should be supported where it can be clearly demonstrated that this is desired and needed by the community (for example via robust evidence used in the preparation of neighbourhood plan or other relevant and robust local evidence) and where this accords with the local plan for the district. Some examples could include small scale housing or economic development to meet local needs, provision of a small convenience store or community building.

## Hopwas

### The vision for Hopwas

**Hopwas will remain a settlement that retains its physical separation from Tamworth, with a range of services and facilities to meet its own needs and those of its rural hinterland. The existing rural environs surrounding Hopwas will be maintained to preserve the character of Hopwas as a village and ensure that new development does not cause coalescence with Tamworth. Development on and around the Tame floodplain should be avoided or where necessary made safe without increasing flood risk elsewhere.**

**Hopwas will accommodate infill development within the existing village boundary. Development within the conservation area will enhance and reinforce the characteristics of the conservation area and contribute to the local distinctiveness of the conservation area's environment.**

**Hopwas will retain its greener and high-quality environment in all parts of the settlement, leading to a high quality local living environment. This will include improved accessibility for residents to local facilities and public transport through a safer and more pedestrian friendly environment.**

**Hopwas Wood is an important ecological asset as ancient woodland and shall be retained and preserved. Existing public rights of way in the wood are to be retained and opportunities to enhance public accessibility will be encouraged where this is compatible with the safeguarding of the Ancient Woodland.**

## Hopwas Economy

### Introduction

- 15.4 Hopwas has limited employment opportunities that are within the settlement or within walking distance.

#### **Local Policy H1: Hopwas economy**

**The introduction of technologies such as ultra-fast broadband services will be supported to encourage homeworking and business start-ups and improve the economic and social well-being of residents.**

**Initiatives to support the retention and enhancement of public transport links will be encouraged to enable residents to access employment opportunities and facilities outside of the settlement.**



## Explanation

- 15.5 Advanced, high quality and reliable communications infrastructure is essential for economic growth and social well-being. The introduction of new technology, in particular superfast broadband services, will allow more homeworking and the creation of small start-up businesses thereby reducing the need to travel. Further, improved communications infrastructure helps to improve the social well-being of residents and reduce loneliness, particularly for the elderly population.
- 15.6 It is essential that public transport links are maintained and expanded to enable residents to access jobs and services outside the settlement boundary. In addition, the retention of public transport links will help to ensure that Hopwas residents have a range of travel options, thereby reducing car dependency and local congestion.

## Hopwas Environment

### Introduction

- 15.7 Hopwas has a number of important habitats located within and surrounding the settlement which offer opportunities to improve sustainability.

### **Local Policy H2: Hopwas environment**

**Hopwas will be maintained as an attractive rural village and support will be given to high quality design which preserves its character and distinctiveness. Any future development in the conservation area needs to preserve or enhance its character appearance.**

**The natural environment and open character will be conserved and enhanced, and locally important green spaces and corridors will be safeguarded to meet local needs.**

**Initiatives to calm or reduce the impact of through traffic along the A51 will be supported.**

**Opportunities to deliver improvements to the canal conservation area in line with the Conservation Area Management Plan will be supported. Enhancements that enable this heritage asset to be used as an active travel route across and to and from the settlement will be supported.**

**Hopwas Wood is an important ecological asset as ancient woodland and shall be retained and preserved. Existing public rights of way in the wood are to be retained and opportunities to enhance public accessibility to the woods will be encouraged where this is compatible with the management of the ancient woodland.**

## Explanation

- 15.8 Hopwas Wood is ancient woodland as defined by Natural England consisting of ancient and semi natural woodland provides the area with a strong sense of identity and is an important visual and ecological asset both for the eastern part of Lichfield district and for Tamworth.
- 15.9 The neighbourhood plan identifies issues with through traffic along the A51. By improving the safe access and connectivity between services and facilities for pedestrians and cyclists, this can contribute to reducing the impacts of traffic and support the vitality and vibrancy of the settlement and the health and well-being of its residents.
- 15.10 A small section of the Coventry Canal falls within the Hopwas conservation area. The canal is a significant feature in the area as well as a community asset, providing a leisure and recreation resource for boaters, walkers and cyclists. It has an economic value to local businesses through boaters breaking their journey and using the local services. Furthermore, it provides an alternative and safer walking route to the Thomas Barnes Primary School. Increased use of the canal as an active travel route would help to relieve congestion on the surrounding roads during school drop off times. Initiatives to protect and enhance the canal environment and improve the towpath surfacing will therefore be supported and encouraged.

## Hopwas Services and Facilities

### Introduction

- 15.11 There are a number of services and facilities which are located within Hopwas that play an important role in serving the daily needs of residents and providing opportunities to be active.

### **Local Policy H3: Hopwas Services and Facilities**

**The District Council will support the retention and expansion of the existing range of facilities offered in Hopwas to help meet local needs and support the vitality of Hopwas.**

**Opportunities to improve existing open spaces and provide better quality play facilities will be supported. In particular, the playing field off Nursery Lane should be protected for the benefit of the residents and children of Hopwas. Similarly, the retention and improvement to Tamworth Hockey Club which provides hockey, cricket and squash facilities will be supported where not in conflict with other policies in the plan.**

**Initiatives which enhance the accessibility and connectivity between services in Hopwas will be supported to promote the health and well-being of the community and provide opportunities for social interaction.**

## Explanation

- 15.12 To ensure that established shops, facilities and services are able to develop and modernise and continue to benefit the community and to guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day to day needs.
- 15.13 The playing field off Nursery Lane provides an important recreational facility for the residents of the village. It is important that the facility is protected for future generations. Provision of open space shall be made to meet the needs of the community as identified in the open space assessment.
- 15.14 The district council will seek to encourage and enhance existing sport and recreation facilities which will enable people to continue to be active.

## Kings Bromley

### The Vision for Kings Bromley

**Kings Bromley will remain a freestanding settlement. Established businesses, shops, facilities and services will be maintained, enhanced and improved.**

**Pedestrian and cycle connectivity and access to services in the village will be improved and support will be given to initiatives to curb the negative impact of the A515 and A513, particularly with regard to heavy goods vehicles and speed reduction measures, where this does not conflict with local and county council policies.**

**Kings Bromley will accommodate development to meet local needs, mainly within the existing village boundary, whilst maintaining a self-contained community with clear physical boundaries.**

**Development within the conservation area will enhance and reinforce the characteristics of the conservation area and contribute to the local distinctiveness of the conservation area's environment.**

## Kings Bromley Environment

### **Local Policy KB1: Kings Bromley environment**

**The Council will seek, through planning decisions and policies to maintain Kings Bromley as an attractive rural village and support high quality design which preserves its character and distinctiveness. The significance of the conservation area will be recognised through continued protection and enhancement of both the natural and built environment.**

**The natural environment and open character will be conserved and enhanced, and locally important green spaces and corridors will be safeguarded to meet local needs.**

**Initiatives to reduce the impact of through traffic along the A515 and A513 will be supported, where they do not conflict with other local and county council policies.**

**The district council will seek to protect mineral resources in the area by preventing sterilisation.**

### Explanation

- 15.15 Kings Bromley is identified in the settlement sustainability study as a level 4 settlement, the spatial strategy seeks to retain this position. It has an attractive environment providing a variety of building styles.
- 15.16 Access to open space and surrounding green environment can positively contribute to health and well-being.
- 15.17 Residents have raised concerns about through traffic and in particular heavy goods vehicles traffic using A515 and A513. By improving the access and connectivity between services and facilities for pedestrians and cyclists, this can contribute to

reducing the impacts of traffic and support the vitality and vibrancy of the settlement and the health and well-being of its residents.

- 15.18 An area of land stretching for 15km between King's Bromley and Alrewas, is identified as an area of search for sand and gravel in the Staffordshire Minerals Local Plan. The district council will seek to safeguard this important area of mineral resource from sterilisation where this does not conflict with other policies in the Staffordshire Minerals Local Plan and the Lichfield district local plan.

## Kings Bromley Services and Facilities

### Introduction

- 15.19 There are a number of important services and facilities located within the village which serve the communities daily needs.

### **Local Policy KB2: Kings Bromley Services and Facilities**

**Kings Bromley will continue to function as a rural centre, with a range of facilities to serve the residents. The loss of existing services and facilities will be resisted unless equivalent facilities can be provided which offer an equal or improved service to the community.**

**The retention and enhancement of public transport links will be supported to enable residents to access employment opportunities and facilities outside of the settlement boundary.**

**Established businesses, shops, facilities and services will be maintained, enhanced and improved including the village hall, open space and play facilities.**

**Initiatives which enhance the accessibility and connectivity between the services and facilities within Kings Bromley will be supported in order to promote the health and well-being of the community and provide opportunities for social interaction.**

### Explanation

- 15.20 To ensure that established shops, facilities and services are able to develop and modernise and continue to benefit the community and to guard against the

unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day to day needs.

- 15.21 The retention of public transport links will ensure that Kings Bromley residents have a range of travel options which will help to reduce car dependency and relieve local congestion

## Stonnall

### The Vision for Stonnall

**Stonnall will remain a small rural village within the hierarchy of settlements with a range of services and facilities to meet its own needs and those of its rural hinterland. The neighbourhood centre on Main Street will be the focus for commercial activity within the settlement and contribute to its vitality and vibrancy.**

**Opportunities to enhance and recreate the link between Cannock Chase and Sutton Park will be encouraged and the landscape and biodiversity will be enhanced and accessibility to the countryside enhanced.**

## Stonnall Economy

### Introduction

- 15.22 Stonnall has small number of centrally located shops and services that serve to meet the needs of its residents.

#### **Local Policy ST1: Stonnall Economy**

**Support will be given for the retention and expansion of the existing range of facilities offered along Main Street for business, services and other facilities which enhance the provision, meet local needs and support the vitality and viability of the Main Street neighbourhood area.**

### Explanation

- 15.23 To ensure that established shops, facilities and services are able to develop and modernise and continue to benefit the community and to guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day to day needs.

- 15.24 The Main Street neighbourhood shopping area is a purpose built multi-use row of shops at ground floor and residential units above. It provides a focus for the commercial uses within Stonnall and an active street frontage, with rear servicing and off street car parking. The loss of retail/ commercial uses at ground floor would have a detrimental impact upon the vitality and viability of the shopping area. Long term vacancies would have a negative visual impact upon the street scene and health and well-being of the residents of Stonnall.

### Stonnall Environment

- 15.25 The settlement has a good quality built environment and its location offers opportunities for habitat improvement.

### **Local Policy ST2: Stonnall environment**

**Initiatives to improve access to the countryside will be supported especially where these provide opportunities to reduce the impact of recreation upon Cannock Chase Special Area of Conservation and enhance the connectivity of Sutton Park and Cannock Chase.**

**High quality design which preserves Stonnall's character and distinctiveness will be supported.**

### Explanation

- 15.26 Access to open space and other surrounding green infrastructure can positively contribute to health and well-being. The green space connectivity mapping completed as part of the local plan 2040 identified the landscape around Stonnall as offering key opportunities for enhancement and re-creation of the former link between Sutton Park and Cannock Chase.
- 15.27 Stonnall is identified in the Settlement Sustainability Study as a level 4 settlement and the spatial strategy seeks to retain this. It has an attractive environment providing a variety of building styles reflecting the settlement's slow evolution as a small rural village.

## Stonnall Services and facilities

### Introduction

15.28 There are a range of services and facilities that are in walking distance, either within or near to the settlement.

#### **Local Policy ST3: Stonnall services and facilities**

**Initiatives which enhance the accessibility and connectivity between the services and facilities within Stonnall will be supported in order to promote the health and well-being of the community and provide opportunities for social interaction**

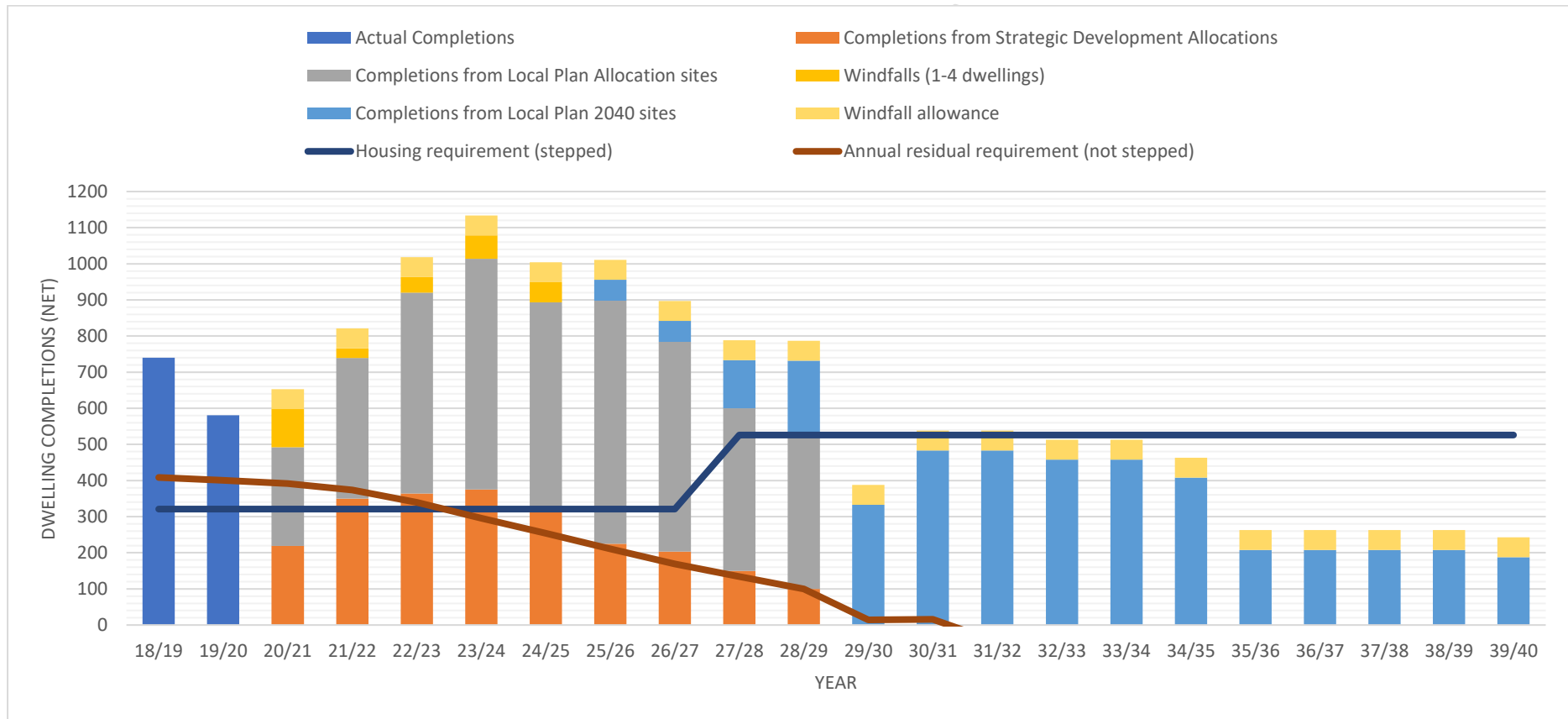
### Explanation

15.29 The neighbourhood plan identifies issues with through traffic and by improving the safe access and connectivity between services and facilities for pedestrians and cyclists this can contribute to reducing the impacts of traffic and support the vitality and vibrancy of the settlement and the health and well-being of its residents.



## 16. Appendices

# 17. Appendix A – Housing Trajectory

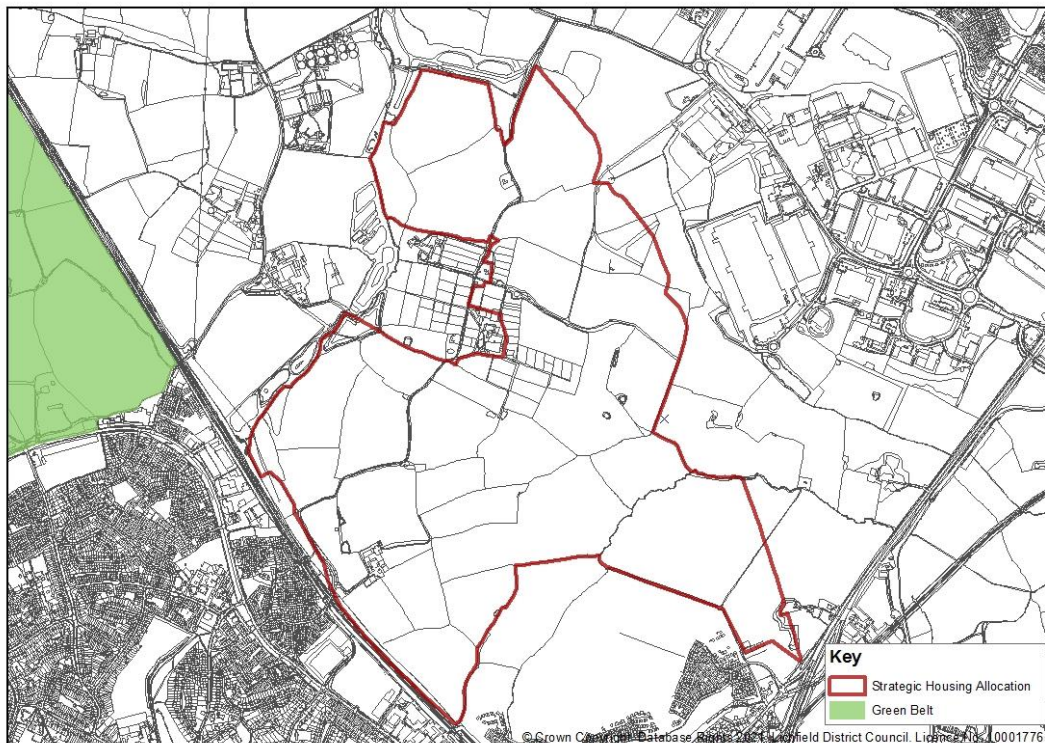


## 18. Appendix B – Strategic Housing Allocation Concept Statements

### 18.1 Strategic Housing Allocation SHA1 – North of Lichfield Concept Statement

The concept statement requirements for all strategic sites may need to be added to after Cabinet in February once the final work on Transport and Habitats is complete.

A strategic housing allocation to provide approximately 3,300 dwellings and appropriate physical, social and green infrastructure.



### Concept Rationale

Development to the north of Lichfield will place emphasis on the on the physical and social integration with the existing settlement and surrounding development. Sustainable development principles should be balance to make best use of the land, having regard to the character of the surrounding area, heritage assets, the topography of the site and ecological interests. There will be a requirement for the development site to be of the highest quality and accommodate the correct infrastructure provision. These requirements will be addressed through the production of a design brief and masterplan for the site. The proposed brief and masterplan should include:

1. The scale of new development will take in to the account the topography, 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 edge of urban setting, which requires a design response to ensure the development is integrated into the landscape, taking account of natural and historical features including topography and existing vegetation and provision of appropriate new landscaping, creating a successful transition from urban edge to rural.
3. Sustainable transport principles, with the promotion of walking and cycling links to the existing settlement and provision/links to public transport facilities
4. Provision for appropriate education infrastructure, including one secondary school and two primary schools comprising of a 2FE school on a site area of 20,430m<sup>2</sup> and a 3FE school on a site area of 29,445m<sup>2</sup>.

## **North of Lichfield Concept Statement**

This concept statement provides further detail in support of Strategic Policy SP1 Spatial Strategy and Strategic Policy H1: Homes for the Future. The statement should be used to guide any future masterplan and overall development proposals for North of Lichfield allocation site.

Strategic Objectives for the site:

- Integration of the development for approximately 3,300 homes and associated facilities and infrastructure within the landscape setting of site.
- To ensure the protection and enhancement where possible of heritage and ecological assets.
- To provide convenient and legible walking and cycling links between new and existing development, building on existing linkages and enhancing sustainable transport options to the south within Lichfield.

## **Key Design Principles**

A masterplan for the whole site should be produced in collaboration with the District Council and other partners, which demonstrates adherence to current best practice in urban design and specifies what further, detailed design guidance (e.g. design codes, site development briefs, etc) will be provided. The design strategy should include:

- Integration of the development into the existing landscape including the creation of vistas into, out of and through the site;
- Assist in integrating with existing development located to the north of Curborough and at Streethay and provide a clear design approach to the urban edge of the district;
- The provision of and green infrastructure and landscaping which safeguards and enhances existing trees, quality hedgerows and sites of biodiversity value within the site;
- Deliver net gains in biodiversity and support the delivery of the nature recovery network;
- Have consideration for the impact that light can have. The development should seek to ensure that there is a clear break between it and the settlement of Fradley to the north;

- Preserve or enhance the historic environment and improve our understanding of it;
- Within the development the creation of buildings, layouts and spaces of the highest quality which promote a sense of place, interact with one another, achieve inclusive and accessible design, are resilient and which integrate green infrastructure into the fabric of the built environment;
- The masterplan will be required to demonstrate how this will be achieved including custom/self-build plots, through design codes for layouts, streets and buildings including building heights and materials;
- An account of views out of the city and across the site, as well as views into Lichfield, towards the Cathedral and church spires, which will be used to generate the planned layout with consideration of identified key views and the contribution they make to the Cathedral to inform the masterplan. The placement of green space and creation of new vistas within areas which contribute to the Cathedral may then be considered to help to minimise harm.
- Creating routes throughout the site which are well connected to one another forming a network of attractive, accessible, legible and safe routes for all users and which maximise opportunities for natural surveillance and connections with green infrastructure
- Vehicle parking will be an integral part of the plan and design of the scheme, to ensure limited impact upon visual amenity and residential privacy. Parking areas at a surface level will be required to accommodate planning in order to aid visual containment to help ameliorate the impact of climate change.
- Provision of high-quality design with the well-being of the ageing and less mobile population being addressed; and
- Have no properties at risk of flooding now and in the future;

### **Infrastructure**

- Provision for education infrastructure, including one secondary school and two primary schools. Primary provision comprising of a 2FE school on a site area of 20,430m<sup>2</sup> and a 3FE school on a site area of 29,445m<sup>2</sup>
- Provision for access and necessary improvements to the strategic and local highway network as appropriate;
- Improvements to existing transport and the creation of sustainable transport such as bus, cycle and walking within the development, such linkages should be integrated with the green infrastructure network and to and from the existing settlement.;
- Integration and maintenance of sustainable urban drainage system (SUDS) and flood mitigation measures alongside the provision of a detailed hydraulic model will be required at Flood Risk Assessment stage, to confirm flood risk and flow paths and climate change extents, using channel topographic survey, from the Curborough Brook and on-site watercourses;
- The provision of necessary utilities infrastructure sustainably and minimise use of water resources and energy usage;
- To assist in the improvement of air quality and advances in vehicle technology over the plan period and beyond, the development site will be expected to incorporate facilities for the charging of electric vehicles.
- Provision to ensure that there are no negative impacts on the current air quality within that area;

- Maximise opportunities to reduce the use of natural resources through a fabric-first approach, potentially including passive solar design, passive cooling and implementing water efficiency measures;
- Accommodate high speed broadband to each property;
- Deliver a wide range of housing types including a mix of sizes, tenures and accessibility for traditional housing, specialist housing for older people, serviced self/custom build plots, and starter homes which meet lifetime standard;
- Provision of necessary health infrastructure in accordance with Policy INF2.
- The incorporation of public art;
- Provision of neighbourhood centre and community hub which provides opportunities for public events to ensure a thriving place to live which promotes healthy living; and
- Provision of a network of green space and delivery of sports pitches, allotments, play spaces, in accordance with standards set out within the local plan 2040.

## **Densities**

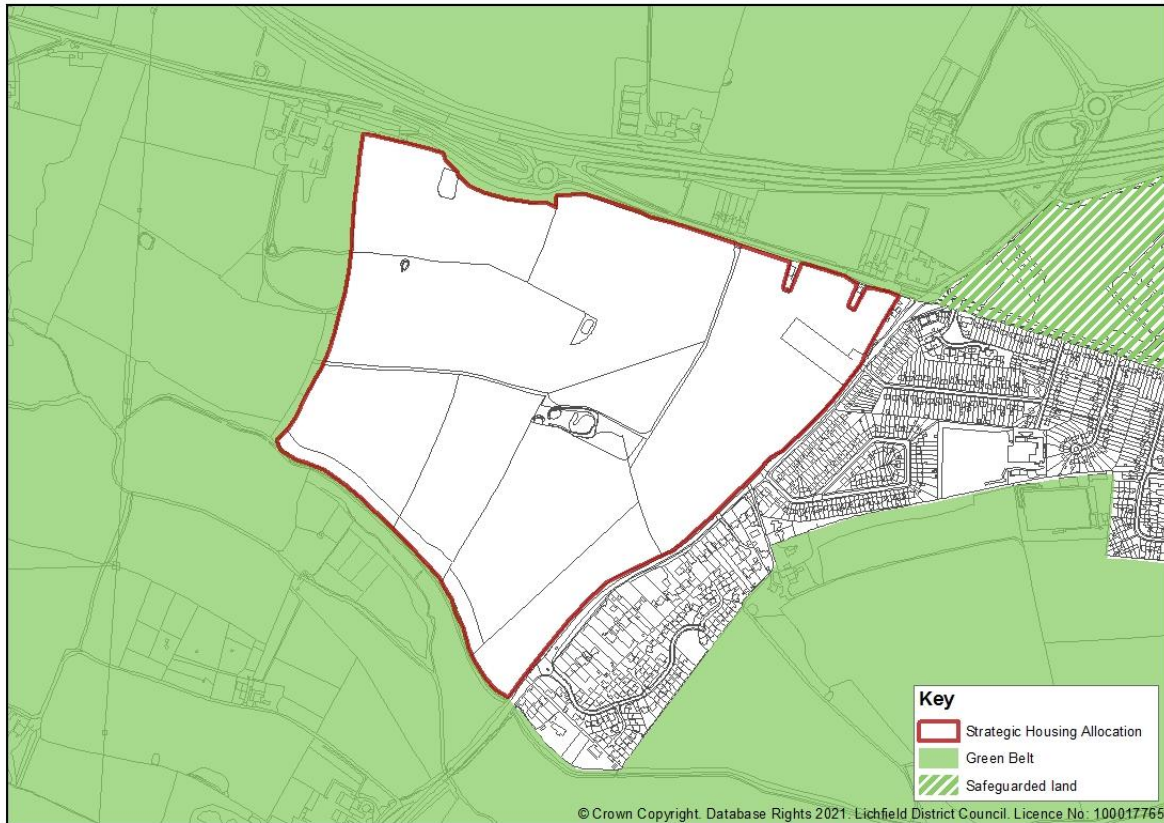
Variation in densities will occur through the concentration of above average densities around community hubs, with lower than average densities occurring around the edges of built areas with lower densities towards the eastern and north eastern edges in order that the built edge can be assimilated into the countryside.

## **Management & Community Engagement**

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

## 18.2 Strategic Housing Allocation SHA2 - Land west of Fazeley Concept Statement

A strategic housing allocation to provide approximately 800 dwellings and appropriate physical, social and green infrastructure.



### Concept Rationale

Development to the Land west of Fazeley will place emphasis on the on the physical and social integration with the existing settlements of Fazeley and Mile Oak. Sustainable development principles should be balance to make best use of the land, having regard to the character of the surrounding area, heritage assets, the topography of the site and ecological interests. There will be a requirement for the development site to be of the highest quality and accommodate the correct infrastructure provision in the most places. These requirements will be addressed through the production of a design brief and masterplan for the site. The proposed brief and masterplan 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, ecological interests, the number of dwellings required to support local services, the desired character of the development and 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.
4. Provision of relevant mitigation and enhancement of the existing strategic and local road network where appropriate.

## **Land west of Fazeley Concept Statement**

This concept statement provides further detail in support of Strategic policy OHF1: Housing Provision and Strategic policy SHA2: Strategic housing allocation Land west of Fazeley. The statement should be used to guide any future masterplan and overall development proposals for Land west of Fazeley allocation site.

Strategic Objectives for the site:

- Integration of the development for approximately 800 homes and associated facilities and infrastructure within the landscape setting of site.
- To create a cohesive place well integrated with the existing communities of Fazeley and Mile Oak and provide an attractive living environment for a wide range of household types and tenures
- To ensure the protection and enhancement where possible of heritage and ecological assets.
- To provide convenient and legible walking and cycling links between new and existing development, building on existing linkages and enhancing sustainable transport options

## **Key Design Principles**

A masterplan for the whole site should be produced in collaboration with the LPA and other partners, which demonstrates adherence to current best practice in urban design and specifies what further, detailed design guidance (e.g. design codes, site development briefs, etc.) will be provided. The design strategy should include:

- Integration of the development into the existing landscape including the creation of vistas into, out of and through the site;
- Assist in integrating with existing development and provide a clear design approach The provision of and green infrastructure and landscaping which safeguards and enhances existing trees, quality hedgerows and sites of biodiversity value within the site;
- A landscape framework and planting strategy should be produced as a driver for the designed layout, that integrates the development within the landscape and shows how the new urban edge will be formed and managed. This must demonstrate how existing trees and hedgerows will be retained, incorporated, and 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).
- A continuous network of pedestrian and vehicular route ways that connects into and integrates with the existing, 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.
- Deliver net gains in biodiversity and support the delivery of the nature recovery network;



- Preserve or enhance the historic environment and improve our understanding of it;
- Within the development the creation of buildings, layouts and spaces of the highest quality which promote a sense of place, interact with one another, achieve inclusive and accessible design, are resilient and which integrate green infrastructure into the fabric of the built environment;
- The masterplan will be required to demonstrate how this will be achieved including custom/self-build plots, through design codes for layouts, streets and buildings including building heights and materials;
- Creating routes throughout the site which are well connected to one another forming a network of attractive, accessible, legible and safe routes for all users and which maximise opportunities for natural surveillance and connections with green infrastructure
- Vehicle parking will be an integral part of the plan and design of the scheme, to ensure limited impact upon visual amenity and residential privacy. Parking areas at a surface level will be required to accommodate planning in order to aid visual containment to help ameliorate the impact of climate change.
- Provision of high quality design with the well-being of the ageing and less mobile population being addressed; and
- Have no properties at risk of flooding now and in the future;

#### Infrastructure

- Provision for education infrastructure, including a new 1FE primary school on a site area of at least 11,415m<sup>2</sup> located on an appropriate part of the development site to support sustainable travel to and from school.
- Provision for access and necessary improvements to the strategic and local highway network as appropriate;
- Improvements to existing transport and the creation of sustainable transport such as bus, cycle and walking within the development, such linkages should be integrated with the green infrastructure network and to and from the existing settlement.;
- Integration and maintenance of sustainable urban drainage system (SUDS) and flood mitigation measures alongside the provision of a detailed hydraulic model will be required at Flood Risk Assessment stage;
- The provision of necessary utilities infrastructure sustainably and minimise use of water resources and energy usage;
- To assist in the improvement of air quality and advances in vehicle technology over the plan period and beyond, the development site will be expected to incorporate facilities for the charging of electric vehicles.
- Provision to ensure that there are no negative impacts on the current air quality within that area;
- Maximise opportunities to reduce the use of natural resources through a fabric-first approach, potentially including passive solar design, passive cooling and implementing water efficiency measures;
- Accommodate high speed broadband to each property;
- Deliver a wide range of housing types including a mix of sizes, tenures and accessibility for traditional housing, specialist housing for older people, serviced self/custom build plots, and starter homes which meet lifetime standard;
- The incorporation of public art;

- Provision of neighbourhood centre and community hub which provides opportunities for public events to ensure a thriving place to live which promotes healthy living; and
- Provision of a network of green space and delivery of allotments, sports pitches, play spaces, in accordance with standards set out within the local plan 2040.

## **Densities**

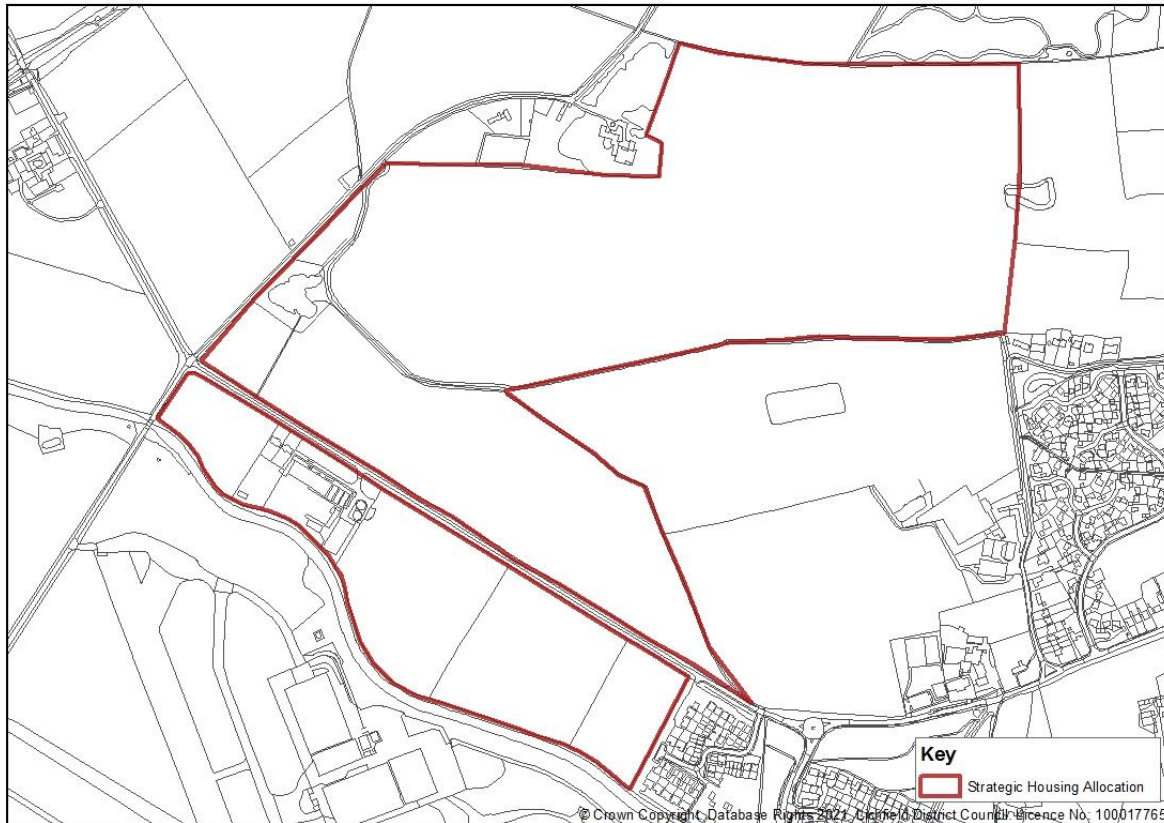
Variation in densities will occur through the concentration of above average densities around community hubs, with lower than average densities occurring around the edges of built areas with lower densities towards the eastern and north eastern edges in order that the built edge can be assimilated into the countryside.

## **Management & Community Engagement**

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

### **18.3 Strategic Housing Allocation SHA3 – Fradley, Land north and south of Hay End Lane Concept Statement**

A strategic housing allocation to provide approximately 500 dwellings and appropriate physical, social and green infrastructure.



#### **Concept Rationale**

Development to the land north and south of Hay End Lane will place emphasis on the on the physical and social integration with the existing settlements of Fradley South and Fradley Village and surrounding development. Sustainable development principles should be balance to make best use of the land, having regard to the character of the surrounding area, heritage assets, the topography of the site and ecological interests. There will be a requirement for the development site to be of the highest quality and accommodate the correct infrastructure provision in the most places. These requirements will be addressed through the production of a design brief and masterplan for the site. The proposed brief and masterplan should include:

1. The extent of the allocation site seeks to assist in the creation of a sustainable and cohesive community within Fradley. Consideration and regard for the proximity of the existing established industrial park alongside the associated traffic movements.

2. The scale of new development will take in to the account the topography, 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.
3. Development to have regard to the setting of the site , which requires a design response to ensure the development is integrated into the landscape, taking account of natural and historical features including topography and existing vegetation and provision of appropriate new landscaping, creating a successful transition from urban edge to rural.
4. Particular care and consideration will be given to the adjacent Coventry Canal and overall impact on the canal conservation area with the provision of a Design Code/Parameters Plan within the wider masterplan for the site to ensure a consistent approach across the site and limit any adverse visual impact to the canal environment.
5. Sustainable transport principles, with the promotion of walking and cycling links to the existing settlement and provision/links to public transport facilities
6. Provision of relevant mitigation and enhancement of the existing road network where appropriate
7. The development should provide amenity green open space including play areas and formal sports pitches within the proposed allocation site in accordance with standards set out within the local plan 2040.
8. The incorporation of Sustainable Drainage Systems (SuDS) within the development are considered essential. Consideration should be given to the sustainable management of both green open space and SuDS.

## **Land north and south of Hay End Lane Concept Statement**

This concept statement provides further detail in support of Strategic policy OHF1: Housing Provision and Strategic policy SHA3: Strategic housing allocation land north and south of Hay End Lane. The statement should be used to guide any future masterplan and overall development proposals for Land north and south of Hay End Lane allocation site.

Strategic Objectives for the site:

- Integration of the development for approximately 500 homes and associated facilities and infrastructure within the landscape setting of site.
- To create a cohesive place well integrated with the existing communities of Fradley and Fradley South, so as to create one sustainable settlement, which is characterised by the landscape setting and provides an attractive living environment for a wide range of household types and tenures
- To ensure the protection and enhancement where possible of heritage and ecological assets.
- To provide convenient and legible walking and cycling links between new and existing development, building on existing linkages and enhancing sustainable transport options

## **Key Design Principles**

A masterplan for the site will need to be produced in collaboration with the District Council, the Parish Council and other partners, which demonstrates how each individual parcel of land contributes

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to the overall co-ordination and development at Fradley, which demonstrates adherence to current best practice in urban design and specifies what further, detailed design guidance (e.g. design codes, site development briefs, etc.) will be provided. The design strategy should include:

- Integration of the development into the existing landscape including the creation of vistas into, out of and through the site;
- Assist in integrating with existing development and provide a clear design approach The provision of and green infrastructure and landscaping which safeguards and enhances existing trees, quality hedgerows and sites of biodiversity value within the site;
- Deliver net gains in biodiversity and support the delivery of the nature recovery network;
- Consideration for the impacts on the natural environment of the canal and the structural integrity of and levels in relation to the canal corridor;
- Preserve or enhance the historic environment and improve our understanding of it;
- Within the development the creation of buildings, layouts and spaces of the highest quality which promote a sense of place, achieving inclusive and accessible design, are resilient and which integrate green infrastructure into the fabric of the built environment;
- The masterplan will be required to demonstrate how this will be achieved including custom/self-build plots, through design codes for layouts, streets and buildings including building heights and materials;
- Consideration within the design of the overall development of the site should be taken to the setting of the scheduled monument within the site with the potential to provide a landscape buffer in the northern part of the site. This would facilitate the protection of the Scheduled Monuments setting.
- Creating routes throughout the site which are well connected to one another forming a network of attractive, accessible, legible and safe routes for all users and which maximise opportunities for natural surveillance and connections with green infrastructure
- The canal corridor is a Local Wildlife Site and the provision of a wider corridor that disperses effects of public access, which could include new wildlife planting and also strengthen the wildlife corridor should be integrated within to the masterplan.
- The existing bridges over the canal to be integrated into the design;
- Vehicle parking will be an integral part of the plan and design of the scheme, to ensure limited impact upon visual amenity and residential privacy. Parking areas at a surface level will be required to accommodate planning in order to aid visual containment to help ameliorate the impact of climate change.
- Provision of high quality design with the well-being of the ageing and less mobile population being addressed; and
- Have no properties at risk of flooding now and in the future;

## **Infrastructure**

Details of the infrastructure requirements are to be set out in the Infrastructure Delivery Plan and 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

- Provision for education infrastructure , including one primary school on site
- Provision for access and necessary improvements to the strategic and local highway network as appropriate;

- Improvements to existing transport and the creation of sustainable transport such as bus, cycle and walking within the development, such linkages should be integrated with the green infrastructure network and to and from the existing settlement.;
- Integration and maintenance of sustainable urban drainage system (SUDS) and necessary flood mitigation measures;
- The provision of necessary utilities infrastructure sustainably and minimise use of water resources and energy usage;
- To assist in the improvement of air quality and advances in vehicle technology over the plan period and beyond, the development site will be expected to incorporate facilities for the charging of electric vehicles.
- Provision to ensure that there are no negative impacts on the current air quality within that area;
- Maximise opportunities to reduce the use of natural resources through a fabric-first approach, potentially including passive solar design, passive cooling and implementing water efficiency measures;
- Accommodate high speed broadband to each property;
- Deliver a wide range of housing types including a mix of sizes, tenures and accessibility for traditional housing, specialist housing for older people, serviced self/custom build plots, and starter homes which meet lifetime standard;
- The incorporation of public art;
- Provision of a community hub which provides opportunities for public events to ensure a thriving place to live which promotes healthy living; and
- Provision of a network of green space and delivery of allotments, sports pitches, play spaces, in accordance with standards set out within the local plan 2040.

## **Densities**

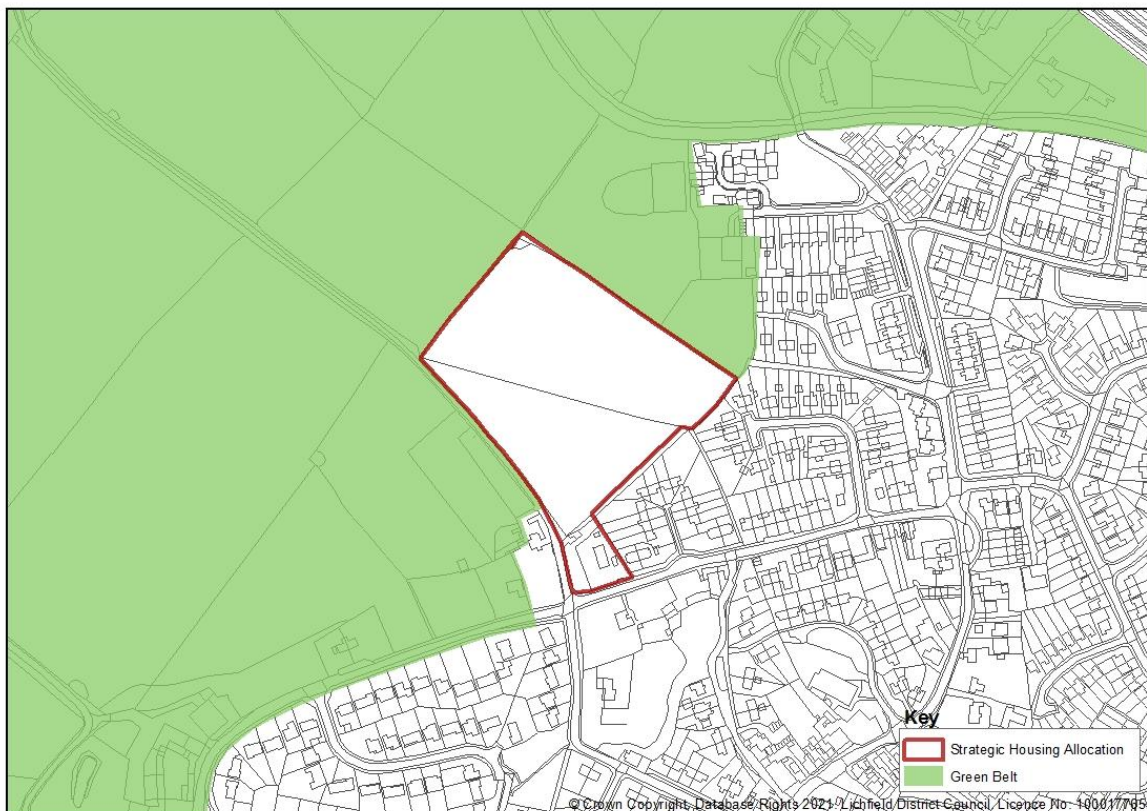
Variation in densities will occur through the concentration of above average densities around community hubs, with lower than average densities occurring around the edges of built areas with lower densities towards the eastern and north eastern edges in order that the built edge can be assimilated into the countryside.

## **Management & Community Engagement**

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

## Strategic Housing Allocation SHA4 – Whittington, Land off Huddlesford Lane

A strategic housing allocation to provide approximately 75 dwellings and appropriate physical, social and green infrastructure.



### Concept Rationale

Development to the Land off Huddlesford Lane will place emphasis on the on the physical and social integration with the existing settlement. Sustainable development principles should be balance to make best use of the land, having regard to the character of the surrounding area, heritage assets, the topography of the site and ecological interests. There will be a requirement for the development site to be of the highest quality and accommodate the correct infrastructure provision in the most

places. These requirements will be addressed through the production of a design brief and masterplan for the site. The proposed brief and masterplan should include:

1. The scale of new development will take in to the account the surrounding local heritage 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 the provision of affordable housing.
2. The development will complement the existing settlement of Whittington in terms of housing mix, scale and mass.
3. Sustainable transport principles, with the promotion of walking and cycling links to the existing settlement and provision/links to public transport facilities

## **Land off Huddlesford Lane Concept Statement**

This concept statement provides further detail in support of Strategic policy OHF1: Housing Provision and Strategic Policy SHA4: Strategic Housing Allocation Land off Huddlesford Lane. The statement should be used to guide any future masterplan and overall development proposals for Land off Huddlesford Lane allocation site.

Strategic Objectives for the site:

- Integration of the development for approximately 75 homes and associated facilities and infrastructure within the landscape setting of site.
- To ensure the protection and enhancement where possible of heritage and ecological assets.
- To provide convenient and legible walking and cycling links between new and existing development.
- The creation of a sustainable mix community founded on good urban design principle and responsive to the effects of climate change.

## **Key Design Principles**

A masterplan for the whole site should be produced in collaboration with the LPA and other partners, which demonstrates adherence to current best practice in urban design and specifies what further, detailed design guidance (e.g. design codes, site development briefs, etc.) will be provided.

The design strategy should include:

- Integration of the development into the existing landscape including the creation of vistas into, out of and through the site;
- The provision of and green infrastructure and landscaping which safeguards and enhances existing trees, quality hedgerows and sites of biodiversity value within the site;
- Deliver net gains in biodiversity and support the delivery of the nature recovery network;
- Preserve or enhance the historic environment and improve our understanding of it;
- Within the development the creation of buildings, layouts and spaces of the highest quality which promote a sense of place, interact with one another, achieve inclusive and accessible design, are resilient and which integrate green infrastructure into the fabric of the built environment;



- The masterplan will be required to demonstrate how this will be achieved including custom/self-build plots, through design codes for layouts, streets and buildings including building heights and materials;
- Consideration in the design of vehicular access into the site is taken into the addition of the junction onto Huddlesford Lane is reconsidered, and a single access to the south of the Site is retained, so as not to detract from the gateway to the Conservation Area.
- Within the masterplan, views towards St Giles Church should be retained where possible through sensitive design. A masterplan will be required to demonstrate that this has been considered, providing a focal point with views of St Giles Church.
- Creating routes throughout the site which are well connected to one another forming a network of attractive, accessible, legible and safe routes for all users and which maximise opportunities for natural surveillance and connections with green infrastructure
- Vehicle parking will be an integral part of the plan and design of the scheme, to ensure limited impact upon visual amenity and residential privacy. Parking areas at a surface level will be required to accommodate planning in order to aid visual containment to help ameliorate the impact of climate change.
- Provision of measures to demonstrate how the amenities of existing residents living on the boundaries of the site will be respected and protected, with any proposed layout justified on this basis.
- A proposed built form that supports the strategic objectives for the development of the site but also demonstrates how a recognisable identity can be created.
- Provision of high quality design with the well-being of the ageing and less mobile population being addressed; and
- Have no properties at risk of flooding now and in the future;

### **Infrastructure**

- A financial contribution toward education infrastructure
- Provision for access and necessary improvements to the strategic and local highway network as appropriate;
- Improvements to existing transport and the creation of sustainable transport such as bus, cycle and walking within the development;
- Provision, integration and maintenance of sustainable urban drainage system (SUDS) and flood mitigation measures;
- The provision of necessary utilities infrastructure sustainably and minimise use of water resources and energy usage;
- To assist in the improvement of air quality and advances in vehicle technology over the plan period and beyond, the development site will be expected to incorporate facilities for the charging of electric vehicles.
- Provision to ensure that there are no negative impacts on the current air quality within that area;
- Maximise opportunities to reduce the use of natural resources through a fabric-first approach, potentially including passive solar design, passive cooling and implementing water efficiency measures;
- Accommodate high speed broadband to each property;

- Deliver a wide range of housing types including a mix of sizes, tenures and accessibility for traditional housing, specialist housing for older people, serviced self/custom build plots, and starter homes which meet lifetime standard;
- The incorporation of public art; and
- Provision of a network of green space and delivery of allotments, sports pitches, play spaces, in accordance with standards set out within the local plan 2040.

## **Densities**

Variation in densities will occur through the concentration of above average densities around community hubs, with lower than average densities occurring around the edges of built areas with lower densities towards the northern edges in order that the built edge can be assimilated into the countryside.

## **Management & Community Engagement**

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

## 19. Appendix C - Monitoring Framework

### **Monitoring Framework**

The Local Plan will be delivered by Lichfield District Council through the Policies detailed within the document. It will be implemented by the District Council working with partners and through the planned investment of private and public resource as well as sources of other investment such as grant aid.

The Local Plan is in two parts. This document, the Strategy sets out the broad direction, policies and Strategic Development Allocations. The District Council will subsequently prepare a limited range of Supplementary Planning Documents to take the strategy forward.

Local Plans need to be continually reviewed and revised, partly to be able to assess the success of the Plan and partly to ensure the components of the framework are updated to reflect changing circumstances nationally, and locally.

### **Infrastructure Delivery Plan**

The Infrastructure Delivery Plan (IDP) is a supporting document to the Local Plan. It identifies, where possible, the Physical, Green and Social & Community infrastructure that will be required to support growth. Infrastructure planning is an essential element in ensuring the Local Plan is robust and deliverable.

The IDP will be a key piece of evidence in demonstrating that the Local Plan is deliverable by identifying committed infrastructure and infrastructure which will be required over the plan period as identifying the delivery agencies, funding sources and where possible the cost of the required infrastructure. Additionally the Infrastructure Funding Statement (IFS) is linked to the IDP as it provides a summary of the financial and nonfinancial developer contributions (also known as planning obligations) sought and received for the provision of infrastructure by Lichfield District Council. Lichfield District Council seek such obligations through the Community Infrastructure Levy (CIL) and Section 106 agreements (S106) and updated annually. Furthermore, the IFS sets out how CIL and S106 income will be spent over the next reporting period in Lichfield.

The IDP is a living document that will require continual review in order to be effective and reflective of progress made through the Local Plan. The AMR (see below) will contain an annual update of the IDP.

### **Monitoring & Review**

Monitoring and review are key components of the planning system. The relationship between the spatial vision and objectives of this strategy and the policies that have been designed to implement them is demonstrated through this monitoring framework.

Implementation of the policies contained in the Local Plan and the items included in the Infrastructure Delivery Plan will require concerted action by a range of public, private and voluntary sector bodies working in partnership. The role of the Local Plan is to provide a clear and robust framework for development in order that investment and action can be co-ordinated and geared to efficient and effective delivery.

The Lichfield Local Plan 2040 will be reviewed within five years of its adoption in accordance with the National Planning Policy Framework, except for retail policy and development at Burntwood which will be reviewed as soon as practicable after the adoption of the Local Plan through the development of a Burntwood Area Action Plan (AAP) and Retail Policy Review.

The District Council will prepare an Annual Monitoring Report (AMR) by the end of each year. The AMR will contain an assessment of progress in preparing the Local Plan against the milestones

set out in the Local Development Scheme. It will also contain an assessment of the extent to which objectives set out within the SCS and Plan for Lichfield District are being achieved and targets being met. If as a result of monitoring, objectives are not being met, areas are identified where a policy is not working, key policy targets are not being met, or the context has changed (for example, the performance and nature of the economy), this may give rise to a review of the Local Plan.

The AMR is a flexible document and should it be necessary to modify existing and/or introduce new indicators to best monitor certain aspects of the Local Plan then new indicators may be added or removed from the document as it is updated each year. Any changes would be clearly referenced within the document and designed to better monitor the progress of the Local Plan.

The following framework uses the AMR indicators as the starting point for monitoring the success of the Objectives and Policies contained within the Local Plan. The framework operates by referencing the AMR indicators with the relevant Policies, and the proposed outcome. It is important to note that the framework below acts as an indication for monitoring purposes only and is based upon the most up to date indicators at the time of publishing. The framework should not act as a guide for applying policies to applications.

**Table 1 Monitoring Framework**

**Table 1 Monitoring Framework**

Policy	Indicator	Target	Contingency	Data Source
Strategic Policy 1 SP1: Our spatial strategy	<b>The indicators, targets and contingency measures set out in the below policies</b>			
Strategic Policy SP2: sustainable transport	<b>To be monitored through measures in Strategic Policy SP3 and Local Policy LT-LT2.</b>	Monitor contributions, delivery of infrastructure projects identified and the targets within the IDP/IFS	Use agreements more effectively to ensure delivery of identified infrastructure projects, using review of IDP to identify if contingency is required.	In house monitoring and through the IDP and IFS.
Strategic Policy SP3 : Sustainable travel	Number of planning permissions granted for major developments with secured Travel Plans			
Strategic Policy SP4: Transport Safeguarding	Ensure development contributes to the sustainable development of transport and not impair reinstatement, improvement or reconstruction and must retain existing associated features from its former rail use.			
Local Policy LT1: Parking provision	<b>For developments to meet the parking standards contained within the Local Plan 2040.</b>	1.Directing development to locations with good access to sustainable modes of transport and improve infrastructure for sustainable transport. 2. Secure Travel Plans on all major developments.	Increase pre-application discussion to raise awareness of sustainable transport issues	<b>In house monitoring through the Development Management Process.</b>

Policy	Indicator	Target	Contingency	Data Source
Strategic Policy SP5: infrastructure Delivery	1. Number of developments with legal agreements for Infrastructure Contributions and what the contributions are to deliver. 2. Delivery mechanisms within the Infrastructure Delivery Plan (IDP) and the Infrastructure Funding Statement (IFS).	Monitor contributions, delivery of infrastructure projects identified and the targets within the IDP/IFS	Use agreements more effectively to ensure delivery of identified infrastructure projects, using review of IDP to identify if contingency is required.	In house monitoring and through the IDP and IFS.
Local Policy INF1: Provision of Social and Community Infrastructure	<b>To be monitored through measures in Strategic Policy SP5.</b>			
Local Policy INF2: Retention of Social and Community Infrastructure	<b>To be monitored through measures in Strategic Policy SP5.</b>			
Strategic Policy SP6: Infrastructure and services that support healthy communities	1. Net loss of any open or recreation spaces. 2. Projects completed to improved/create open spaces and recreation facilities 3. Improved quality of open spaces	Residents will have access to a range of quality open spaces and recreation facilities. New development will provide the infrastructure required to meet the needs of the community. Monitoring contributions, delivery of infrastructure projects identified and the targets within the IDP/IFS in relation to health.	If open space assessment identifies that standards are not being met then review standards in assessment and policy if necessary. Use agreements more effectively to ensure delivery of identified infrastructure projects, using review of IDP to identify if contingency is required.	<b>In house monitoring through the Development Management Process.</b>

Strategic Policy SP7: Participation in Sport and Physical Activity	1. Net increase in open space, sports and recreational facilities within the District. 2. Net loss of existing facilities. 3. Monitoring of quality and provision of open spaces, sports and recreational facilities through the open space assessment	1. Increase participation in sports and activities which contribute to a healthy lifestyle. 2. No net loss in quality or quantity of open space, sports and recreation facilities. 3. Provision of improved indoor sports provision to serve Lichfield City and its hinterland	Review quality and quantity assessments through Open Space Assessment and Playing Pitch Strategy and review policy if necessary. Work through the development management process to ensure loss of facilities are mitigated and new facilities/contributions are sought where applicable.	In house monitoring, through open space assessment and development management
<b>Policy</b>	<b>Indicator</b>	<b>Target</b>	<b>Contingency</b>	<b>Data Source</b>
Local Policy INF4: Green infrastructure, open space and playing pitches	1. Net increase in open space, sports and recreational facilities within the District. 2. Net loss of existing facilities. 3. Monitoring of quality and provision of open spaces, sports and recreational facilities through the open space assessment	1. Increase participation in sports and activities which contribute to a healthy lifestyle. 2. No net loss in quality or quantity of open space, sports and recreation facilities. 3. Provision of improved indoor sports provision to serve Lichfield City and its hinterland	Review quality and quantity assessments through Open Space Assessment and Playing Pitch Strategy and review policy if necessary. Work through the development management process to ensure loss of facilities are mitigated and new facilities/contributions are sought where applicable.	In house monitoring, through open space assessment and development management
Local Policy INF5: New open space provision requirements	In house monitoring, through open space assessment and development management. <b>To be monitored through measures in Strategic Policy SP4 and Local Policy INF3.</b>			
Strategic Policy SP8: Blue infrastructure, watercourses and flood risk	Number of planning permissions granted contrary to advice given by the EA on water quality or flood risk grounds.	1. Ensure development has a positive impact on the natural and historic environment. 2. Development should deliver a high quality, sustainable built environment.	Ensure high quality of design is delivered through development management process at pre-application and formal application stages. Review SPD and policy if necessary	<b>In house monitoring and through the development management process.</b>
Strategic Policy SP9: Water Quality	Number of planning permissions	No planning permissions granted contrary to advice given	Assess and improve the role of the Environment provided	<b>In house monitoring and through</b>

	granted contrary to advice given by the EA on water quality grounds	by the EA on water quality grounds	by Environment Agency in pre application discussions and the development management process. Review Water Cycle Study and Surface Water Management Plan as required.	<b>the development management process.</b>
<b>Strategic Policy SP10: Sustainable Development</b>	<b>% positively prepared planning applications approved in compliance with the Local Plan.</b>			
Local Policy SD1: Sustainable Design and Master planning	<b>To be monitored through in house monitoring.</b>			
<b>Policy</b>	<b>Indicator</b>	<b>Target</b>	<b>Contingency</b>	<b>Data Source</b>
Strategic Policy SP11: Protecting Green Belt Land	Number of positively prepared planning permissions for development in the Green Belt	No planning permissions granted that would have detrimental impact upon the Green Belt	The development management process and pre-application discussion can be used to ensure that appropriate activities are located within the Green Belt whilst still maintaining its character, function and openness.	<b>In house monitoring and</b> through development management process

Local Policy SD2: Renewable and Low Carbon Energy	<b>Amount of energy efficiency savings made on qualifying sites.</b>	<b>% energy generated from renewable resources.</b>	<b>Review renewable energy evidence and amend targets should there be a need to do so</b>	<b>In house monitoring</b>
Local Policy SD4: Cannock Chase SAC	<b>Through the development management process.</b>	<b>No planning permissions granted contrary to policy which would have a detrimental impact on the SAC</b>	<b>If adverse effects are demonstrated refer to the SAC partnership.</b>	<b>In house monitoring through the Development Management Process.</b>
<b>Strategic Policy 12 (SP6): Housing Provision</b>	1. Net number of dwellings completed each year. 2. Percentage of development completed on previously developed land 3. Ensure that there is a flexible five-year supply of deliverable sites.	1.To deliver a minimum of 9727 new homes in Lichfield District between 2018-2040 2.All developments to accord with the relevant parking standards.	Standards and policy to be reviewed if necessary.	<b>In house monitoring through the Development Management Process.</b>
Local Policy H1: Providing a balanced housing market and optimising housing density	1. Number and type of dwellings built each year (including the number of bedrooms in each property). 2. Number of dwellings completed to provide supported housing and care homes for the District's ageing population. 3. Number of new developments permitted to lifetime home standard.	1.Deliver dwellings on previously developed land 2. Maintain a five year supply of deliverable sites	Should a five-year supply not be demonstrated then consider measures to bring forward sites from later in the plan period, consider further call for sites to identify additional sites.	<b>In house monitoring and maintaining an up to date housing trajectory.</b>



Local Policy H2: Affordable Housing	1. Number of affordable dwellings built each year. 2. Percentage of affordable homes made available to be socially rented.	Deliver affordable homes across the 2018-2040 plan period in line with Policy H2.	Consideration of allocating sites solely for affordable housing. Work with parishes and RSL's to bring forward affordable housing need surveys. Consideration of granting an element of market housing to increase viability on sites.	<b>In house monitoring and through the development management process.</b>
Local Policy H3: Accommodation for gypsies and travellers	<b>Number of additional Gypsy, Traveller and Travelling Showpeople pitches (net)</b>	Deliver a minimum of 7 residential pitches to meet the identified needs of gypsies and travellers to 2040 including meeting the identified need for 4 of these pitches by 2024.	<b>Reassess site allocations and baseline data on the number of pitches required</b>	<b>In house monitoring</b>
<b>Strategic Policy 13 SP13: Employment and Economic Growth</b>	1. Net amount of employment development completed per annum by use class. 2. Total amount of employment land allocated by use class. 3. Total number of jobs within the District/job balance ratio.	Provide approximately 385 hectares of land for employment uses by the end of the plan period.	Review Employment Land Supply and identify alternative sites and reasons why sites within the supply are not coming forward. Potentially review policy if necessary.	<b>In house monitoring and external employment statistics.</b>
Policy	Indicator	Target	Contingency	Data Source

<b>Strategic Policy 14 SP14: Centres</b>	Total amount of retail, leisure, office and cultural floorspace granted planning permission within Strategic and Town Centre boundaries	1. Focus retail, leisure, office and cultural development on the commercial centres of Lichfield and Burntwood. 2. Protection and enhancement of key rural centres to ensure they meet the needs of communities.	Identify reasons why facilities are not being delivered or lost and prepare an alternative delivery strategy and/or review policy if necessary	<b>In house monitoring</b>
Local Policy E2: Tourism	1. Number of visits to tourist attractions within the District. 2. Number of hotel spaces granted planning permission.	Encourage longer tourist stays within the District through increased overnight capacity	If numbers of tourist visitors decreases over a five year period then assess opportunities to promote tourism	<b>In house monitoring</b>
<b>Strategic Policy 15 SP15: Natural Resources</b>	To be monitored through measures in Policies NR1-NR8.			
Local Policy NR1: Countryside Management	Number of planning applications granted for countryside-based enterprises.	1.No planning applications that would have a detrimental impact upon the countryside. 2. Encourage the role of the countryside on the District's economy.	The development management process and pre-application discussion can be used to ensure that appropriate activities are located within the countryside.	In house monitoring and through development management process.
Local Policy NR2: Habitats and Biodiversity	Natural England information on protected sites.	Development will only be permitted where it delivers a net gain for biodiversity within the District.	If negative impacts are demonstrated then assess monitoring, and improve the role of natural England and internal departments in the development management and pre-application discussions	In house monitoring.

Local Policy NR3 :Trees, Woodland and Hedgerows	Through the development management process.	<ol style="list-style-type: none"> <li>1. Protect trees, woodland and hedgerows within the District where they provide an important part of local distinctiveness</li> <li>2. Ensure sufficient space with developments is reserved for the planting and growth of trees.</li> </ol>	If negative impacts area assessed then the SPD may need to be reviewed alongside policy to ensure adequate protections is being achieved. Review the development management process and pre-application discussions in achieving targets with regards to trees and woodland.	In house monitoring
Strategic Policy 16 SP16: Natural and Historic Landscapes	Through the development management process	No development which adversely affects the natural and historic landscapes	Improve work through the development management process to ensure proposals do not adversely impact upon the natural and historic landscape.	<b>In house monitoring</b>
Local Policy NR4: Linked Habitats, Connectivity and Green Infrastructure	Through the development management process	Rural and urban development will provide and link existing green and river corridors.	If targets are not been achieved work with partners development through the development management process to secure improvements to corridors.	In house monitoring and through development management process.
Local Policy NR5: Cannock Chase Special Area of Conservation	Through the development management process	No planning permissions granted contrary to policy which would have a detrimental impact on the SAC.	If adverse effects are demonstrated refer to the SAC partnership	In house monitoring and through development management process.

Local Policy NR6: Cannock Chase Area of Outstanding Natural Beauty	Through the development management process	No planning permissions granted contrary to policy which would have a detrimental impact on the AONB.	If targets are not been achieved work with partners development through the development management process	In house monitoring and through development management process.
Local Policy NR7: River Mease SAC	Through the development management process. Number of planning permissions granted within the Mease catchment with mitigation methods	No development permitted within the River Mease catchment which would have an adverse effect on the SAC	If water quality is identified as decreasing, work with partners to ensure methods to mitigate and improve water quality are implemented through developer contributions and development management process.	In house monitoring and through development management process and with data from the EA.
Local Policy NR8: The National Forest	Through the development management process	No planning permissions granted contrary to policy which would have a detrimental impact	If targets are not been achieved work with partners development through the development management process	In house monitoring and through development management process.
<b>Strategic Policy 17 (SP17): Built and Historic Environment</b>	Number of planning permissions refused for major developments on historic environment grounds	Ensure development has a positive impact upon the historic environment.	Ensure appropriate preservation and/or enhancement of heritage assets is delivered through development management process at pre-application and formal application stages. Review SPD and policy if necessary.	<b>In house monitoring and through the development management process.</b>

## 20. Appendix D - Schedule of Schedule of saved policies from the Local Plan Strategy and Local Plan Allocations

The following policies from the Local Plan Strategy and Local Plan Allocations documents are proposed to be 'saved'. Where a policy 'saved' it will continue to form part of the Local Plan for Lichfield District.

Schedule A1: Status of adopted Local Plan policies to be 'saved'

<b>Policy reference</b>	<b>Name of policy</b>	<b>Local Plan document</b>	<b>Status</b>
Policy Lichfield 6	South of Lichfield	Local Plan Strategy	Saved
Policy Frad4	Fradley Housing	Local Plan Strategy	Saved
Policy Lichfield 3	Lichfield Economy	Local Plan Allocations	Saved
Policy LC1	Lichfield City Housing Land Allocations	Local Plan Allocations	Saved
Policy LC2	Lichfield City Mixed-use Allocations	Local Plan Allocations	Saved
Policy Burntwood 3	Burntwood Economy	Local Plan Allocations	Saved
Policy B1	Burntwood Housing Land Allocations	Local Plan Allocations	Saved
Policy B2	Burntwood Mixed-use Allocations	Local Plan Allocations	Saved
Policy NT1	North of Tamworth Housing Land Allocations	Local Plan Allocations	Saved
Policy R1	East of Rugeley Housing Land Allocations	Local Plan Allocations	Saved
Policy F1	Fradley Housing Land Allocations	Local Plan Allocations	Saved
Policy A1	Alrewas Housing Land Allocations	Local Plan Allocations	Saved
Policy AH1	Armitage with Handsacre Housing Land Allocations	Local Plan Allocations	Saved
Policy FZ1	Fazeley, Mile Oak & Bonehill Housing Land Allocations	Local Plan Allocations	Saved
Policy GT1	Gypsy & Traveller Site Allocations	Local Plan Allocations	Saved

Policy S1	Shenstone Housing Land Allocations	Local Plan Allocations	Saved
Policy W1	Whittington Housing Land Allocations	Local Plan Allocations	Saved
Policy OR1	Other Rural Housing Land Allocations	Local Plan Allocations	Saved

Those 'Saved' policies which relate to housing allocations contain a varying number of sites/allocations. The following tables summarises the status of these allocations within the adopted Local Plan consisting of the Local Plan Strategy (adopted July 2015) and the Local Plan Allocations (adopted February 2019).

Where an allocation is 'saved' it will continue to form part of the Local Plan for Lichfield District. The 'saved' status applies to the site location, extent, approximate yields, allocation policy and any concept statement or key development considerations identified within the Local Plan Strategy and/or the Local Plan Allocations (and neighbourhood plans where applicable). Only those allocations to be 'saved' are listed in the schedule below.<sup>4</sup>

Schedule A2: Status of Local Plan Strategy DPD allocations

Policy reference	Site allocation	Settlement	Type	Development status / net yield remaining	Status
Policy Lichfield 6: South of Lichfield	South of Lichfield Strategic Development Allocation (SDA)	Lichfield City	Residential	Full/outline planning permission full / 450 dwellings	Saved
Policy Lichfield 6: South of Lichfield	South of Lichfield – Deans Slade Farm SDA	Lichfield City	Residential	Full planning permission / 475 dwellings	Saved
Policy Lichfield 6: South of Lichfield	South of Lichfield – Cricket Lane SDA	Lichfield City	Residential	Outline application submitted / 450 dwellings	Saved
Policy Lichfield 5: East of Lichfield (Streethay)	East of Lichfield (north of Streethay) SDA	Lichfield City	Residential	Under construction / 198 dwellings	Saved
Policy Frad4: Fradley Housing	Fradley SDA	Fradley	Residential	Under construction/ outline planning permission / 891 dwellings	Saved

Schedule A3: Status of Local Plan Allocations DPD allocations

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<sup>4</sup> Sites are only 'deleted' where they have been fully built-out (completed) as at the 1st April 2020 or where evidence has demonstrated that the site is not and will not become deliverable within the plan period of the Local Plan Review.

Policy reference	Site allocation	Settlement	Type	Development status / net yield remaining	Status
LC2: Lichfield City Mixed-use allocations	L1 – Beaconsfield House, Sandford Street	Lichfield City	Residential & retail	Full planning application submitted / 27 dwellings	Saved
LC1: Lichfield City Housing Land Allocations	L2 – East of Lichfield, land north of Roman Heights	Lichfield City	Residential	Full planning application submitted / 200 dwellings	Saved
LC1: Lichfield City Housing Land Allocations	L5 – Land off Limburg Avenue and Sainte Foy Avenue	Lichfield City	Residential	Under construction / 125 dwellings	Saved
LC1: Lichfield City Housing Land Allocations	L6 – St Chads House, Cross Keys	Lichfield City	Residential	Full planning permission / 12 dwellings	Saved
LC1: Lichfield City Housing Land Allocations	L7 – Former day nursery, Scotch Orchard	Lichfield City	Residential	Full planning permission / 27 dwellings	Saved
LC1: Lichfield City Housing Land Allocations	L8 – Former St Michaels playing fields, Deans Croft	Lichfield City	Residential	Allocated, no application submitted / 9 dwellings	Saved
LC1: Lichfield City Housing Land Allocations	L9 – Land off Burton Road (East), Streethay	Lichfield City	Residential	Full planning application submitted / 20 dwellings	Saved
LC1: Lichfield City Housing Land Allocations	L10 – Land off Burton Road (West), Streethay	Lichfield City	Residential	Allocated, no application submitted / 38 dwellings	Saved
LC1: Lichfield City Housing Land Allocations	L12 – Land at St John’s Hospital, Birmingham Road	Lichfield City	Residential	Partially complete/ no application submitted for part of site/ 38 dwellings	Saved
LC1: Lichfield City Housing Land Allocations	L16 – Former Windmill Public House, Grange Lane	Lichfield City	Residential	Full planning permission / 12 dwellings	Saved
LC1: Lichfield City Housing Land Allocations	L17 – Land to the rear of The Greyhound Public House, Upper St John’s Street	Lichfield City	Residential	Full planning permission / 8 dwellings	Saved
LC1: Lichfield City Housing Land Allocations	L19 – Angel Croft Hotel, Beacon Street	Lichfield City	Residential	Under construction / 7 dwellings	Saved
LC1: Lichfield City Housing Land Allocations	L20 – Land at The Rosaries, Trent Valley Road	Lichfield City	Residential	Allocated, no application submitted / 9 dwellings	Saved
LC1: Lichfield City Housing Land Allocations	L21 – Hawthorn House, Hawthorn Close	Lichfield City	Residential	Allocated, no application submitted / 19 dwellings	Saved

Policy reference	Site allocation	Settlement	Type	Development status / net yield remaining	Status
LC2: Lichfield City Mixed-use allocations	L22 – Former Regal Cinema (former Kwick Save), Tamworth Street	Lichfield City	Residential & retail	Under construction / 38 dwellings	Saved
LC1: Lichfield City Housing Land Allocations	L23 – Land off Cherry Orchard	Lichfield City	Residential	Allocated, no application submitted / 9 dwellings	Saved
LC1: Lichfield City Housing Land Allocations	L24 – Trent Valley Buffer Depot, Burton Road, Streethay	Lichfield City	Residential	Allocated, no application submitted / 50 dwellings	Saved
LC1: Lichfield City Housing Land Allocations	L25 – Land at 41 Cherry Orchard	Lichfield City	Residential	Under construction / 7 dwellings	Saved
LC2: Lichfield City Mixed-use allocations	L26 – Land at Birmingham Road	Lichfield City	Retail & residential	Allocated, no application submitted / 92 dwellings	Saved
LC2: Lichfield City Mixed-use allocations	L27 – Former Norgren site, Eastern Avenue	Lichfield City	Residential & retail	Full planning permission / 70 dwellings	Saved
LC2: Lichfield City Mixed-use allocations	L29 – Land at Quonians Lane (Former Auction Centre), Cross Keys	Lichfield City	Residential & retail	Full planning application submitted / 47 dwellings	Saved
LC1: Lichfield City Housing Land Allocations	L31 – Land at Davidson Road	Lichfield City	Residential	Full/outline planning permission / 12 dwellings	Saved
B1: Burntwood Housing Land Allocations	B2 – 82-84 Queen Street	Burntwood	Residential	Under construction / 14 dwellings	Saved
B1: Burntwood Housing Land Allocations	B3 – Land at Maple Close/Sycamore Road	Burntwood	Residential	Allocated, no application submitted / 32 dwellings	Saved
B1: Burntwood Housing Land Allocations	B4 – Land at Mount Road/New Road	Burntwood	Residential	Full planning permission / 95 dwellings	Saved
B1: Burntwood Housing Land Allocations	B7 – Land south of Cannock Road	Burntwood	Residential	Under construction / 18 dwellings	Saved
B1: Burntwood Housing Land Allocations	B8 – Cottage of Content Public House, Queen Street	Burntwood	Residential	Allocated, no application submitted / 102 dwellings	Saved
B1: Burntwood Housing Land Allocations	B10 – Land off Milestone Way, Chasetown	Burntwood	Residential	Under construction / 150 dwellings	Saved
B2: Burntwood Mixed-use Allocations	B13 – Bridge Cross Garage, Cannock Road	Burntwood	Residential & retail	Outline planning permission / 14 dwellings	Saved



Policy reference	Site allocation	Settlement	Type	Development status / net yield remaining	Status
B1: Burntwood Housing Land Allocations	B16 – Coney Lodge Farm, Rugeley Road	Burntwood	Residential	Development completed at 1 <sup>st</sup> April 2020.	Not saved
B1: Burntwood Housing Land Allocations	B19 – Chorley Road, Boney Hay Concrete works	Burntwood	Residential	Allocated, no application submitted / 102 dwellings	Saved
NT1: North of Tamworth Housing Land Allocations	NT1 – Land at Arkall Farm, Ashby Road	North of Tamworth	Residential	Outline planning application / 1000 dwellings	Saved
R1: East of Rugeley Housing Land Allocations	R1 – Former Rugeley Power Station	East of Rugeley	Residential	Outline planning application submitted / 800 dwellings <sup>5</sup>	Saved
F1: Fradley Housing Land Allocations	F1 – Bridge Farm, Fradley	Fradley	Residential	Under construction	Saved
A1: Alrewas Housing Land Allocations	A2 – Land north of Dark Lane	Alrewas	Residential	Under construction / 121 dwellings	Saved
A1: Alrewas Housing Land Allocations	A4 – The New Lodge, Kings Bromley Road	Alrewas	Residential	Allocated, no application submitted / 6 dwellings	Saved
AH1: Armitage with Handsacre Housing Land Allocations	AH1 – Land adjacent to Hayes Meadow School	Armitage with Handsacre	Residential	Under construction / 199 dwellings	Saved
FZ1: Fazeley, Mile Oak & Bonehill Housing Land Allocations	FZ2 – Tolsons Mill, Lichfield Street, Fazeley	Fazeley, Mile Oak & Bonehill	Residential	Full planning permission / 102 dwellings	Saved
FZ1: Fazeley, Mile Oak & Bonehill Housing Land Allocations	FZ3 – Land at 14 The Green, Bonehill	Fazeley, Mile Oak & Bonehill	Residential	Allocated, no application submitted / 7 dwellings	Saved
S1: Shenstone Housing Land Allocations	S1 – Land at Lynn Lane	Shenstone	Residential	Planning application submitted/allocated in made neighbourhood plan / 50 dwellings	Saved
W1: Whittington Housing Land Allocations	W2 – Former Whittington Youth Centre, Main Street	Whittington	Residential	Full planning permission / 8 dwellings	Saved
W1: Whittington Housing Land Allocations	W3 – Land at Chapel Lane & Blacksmith Lane	Whittington	Residential	Allocated, no application	Saved

<sup>5</sup> NB – submitted planning application for higher yield than LPADPD allocation.

<b>Policy reference</b>	<b>Site allocation</b>	<b>Settlement</b>	<b>Type</b>	<b>Development status / net yield remaining</b>	<b>Status</b>
				submitted / 10 dwellings	
OR1: 'Other Rural' Housing Land Allocations	H1 – Fish Pits Farm, Harlaston	Harlaston	Residential	Under construction / 15 dwellings	Saved
OR1: 'Other Rural' Housing Land Allocations	OR1 – Packington Hall, Tamworth Road	Other rural	Residential	Under construction / 28 dwellings	Saved
OR1: 'Other Rural' Housing Land Allocations	OR3 – Fotherley Hall, Fotherley Lane	Other rural	Residential	Under construction / 26 dwellings	Saved
OR1: 'Other Rural' Housing Land Allocations	OR7 – Land at Water Lane, Lichfield	Lichfield	Residential	Outline planning permission / 750 dwellings	Saved

## 21. Glossary

Term	Abbreviation	Meaning
<b>Adoption</b>		The final confirmation of a development plan or Local Development Document as having statutory status by a Local Planning Authority (LPA).
<b>Affordable Housing</b>		Affordable housing includes housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following definitions: Affordable housing for rent; Starter homes Discounted market sales housing Other affordable routes to home ownership
<b>Affordable Rent</b>		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.
<b>Amenity Greenspace</b>		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.
<b>Authority/Annual Monitoring Report</b>	<b>AMR</b>	A report published by local planning authorities assessing Local Plan progress and policy effectiveness. Formally known as the Annual Monitoring Report this is now known as the Authority Monitoring Report.
<b>Appropriate Assessment</b>	<b>AA</b>	An assessment of the potential effects of a proposed plan, in combination with other plans and projects, on one or more European sites of nature conservation/biological importance. As required as part of the Habitats Regulations Assessment.
<b>Area of Outstanding Natural Beauty</b>	<b>AONB</b>	A statutory National Landscape designation to provide special protection to defined areas of natural beauty. These are designated by Natural England.
<b>Biodiversity</b>		The whole variety of life encompassing all genetics, species and ecosystem variations. This includes diversity within species, between species and of ecosystems.
<b>Biomass</b>		The biodegradable fraction of products, wastes and residues from agriculture (including plant and animal substances), forestry and related industries.
<b>Brownfield Development or Sites (Previously Developed Land)</b>		Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or was last occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill, where provision for restoration has been made through development management procedures; land in built-up areas such as residential gardens, parks, recreation grounds and allotments; and land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape.
<b>Central Rivers Initiative</b>	<b>CRI</b>	A partnership approach to managing the River Trent and River Tame in the region between Tamworth and Burton upon Trent.
<b>Community Infrastructure Levy</b>	<b>CIL</b>	A charge on development, calculated on a £ per square meter basis of development as set out within the adopted CIL Charging Schedule. CIL is intended to be used to help fund infrastructure to support the development of an area rather than making an individual planning application acceptable in planning terms. CIL does not replace Section 106 agreements.
<b>Clinical Commissioning Groups</b>	<b>CCG</b>	Clinical commissioning groups are NHS organisations set up by the Health and Social Care Act 2012 to organise the delivery of NHS services in England. They replace primary care trusts.
<b>Combined Heat and Power</b>	<b>CHP</b>	The use of waste heat from power generation to provide heating for a building or a neighbourhood.

<b>Conservation Area</b>	Areas of special architectural or historic interest, the character, appearance or setting of which it is desirable to preserve or enhance.
<b>Decentralised Energy Supply</b>	The use of energy from on-site or renewable sources limiting the need to draw energy from the national supply.

Term	Abbreviation	Meaning
<b>Developer Contributions</b>		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.
<b>Employment Land Availability Assessment</b>	<b>ELAA</b>	An assessment of potential employment sites to inform the Local Plan. The ELAA has been prepared in line with good practice guidance with the involvement of the development industry, local property agents and the local community, identifies the committed sites, additional capacity within employment areas and a range of other sites that have been submitted for consideration. The ELAA is not a policy document, but identifies the range of sites that are being given further consideration through the formulation of the Local Plan.
<b>Evidence Base</b>		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.
<b>Examination in Public</b>	<b>EIP</b>	The consideration of public views on a development plan document, or proposed changes to it, held before an independent inspector.
<b>Flood plain</b>		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.
<b>Floorspace capacity</b>		Available space for office, retail or industrial unit within a specific area.
<b>Green Belt (not to be confused with the term 'greenfield')</b>		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"> <li>check the unrestricted sprawl of large built up areas;</li> <li>prevent neighbouring towns from merging;</li> <li>safeguard the countryside from encroachment;</li> <li>preserve the setting and special character of historic towns; and</li> <li>assist urban regeneration by encouraging the recycling of derelict and other urban land.</li> </ul>
<b>Green Infrastructure</b>		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.
<b>Green Networks or Corridors</b>		Linking rights of way, cycle routes, canals, rivers, parks and woodland to create greater accessibility to the countryside and provide potential for improved biodiversity.
<b>Greenfield Land or Site</b>		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.
<b>Gypsies &amp; Travellers</b>		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.
<b>Habitat Regulations Assessment</b>	<b>HRA</b>	See appropriate assessment.
<b>Historic Environment</b>		Designated and non-designated heritage assets such as those which are identified in 'made' neighbourhood plans, Historic Environment Record, locally listed buildings, historic landscape, veteran trees, historic hedgerows, historic shopfronts, skylines, archaeology (including that which is undiscovered).
<b>Historic Environment Character Area</b>	<b>HECA</b>	An area of defined character in the landscape, such as medieval field patterns.
<b>Heritage Asset</b>		A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing)

Term	Abbreviation	Meaning
<b>Historic Environment Record</b>	<b>HER</b>	A system for recording information, such as known archaeological sites & finds, designated sites, historic landscapes, historic buildings and other features in the landscape.
<b>Historic Landscape Character</b>		The identification of the historic development of today's landscape, and the resultant pattern of physical features due to geography, history and tradition.
<b>Housing Association</b>	<b>HA</b>	Private, non-profit organisations that provide social housing for people in need of a home.
<b>Housing Market Area</b>		A geographical area which is relatively self-contained in terms of housing demand
<b>Housing mix</b>		The provision of a mix of house types, sizes and tenures in an area.
<b>Indices of Multiple Deprivation</b>	<b>IMD</b>	The index combines a number of indicators which focus on a range of social, economic and housing issues, and are then used to provide an overall deprivation rank for these areas. Published by the Office of the Deputy Prime Minister.
<b>Infrastructure</b>		The basic structures and facilities needed to support a society or organisation.
<b>Infrastructure Delivery Plan</b>	<b>IDP</b>	A plan to implement the necessary social, physical and green infrastructure, required to create sustainable communities in line with a Local Plan.
<b>Intermediate Affordable Housing</b>		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.
<b>Local Centre</b>		Small shops and perhaps limited services, serving a small catchment. Sometimes also referred to as a local neighbourhood centre or key rural centre.
<b>Local Development Scheme</b>	<b>LDS</b>	Document which sets out the timescales associated with the progression of the council's local plan and development plan documents.
<b>Local Planning Authority</b>	<b>LPA</b>	The Local Authority or Council that is empowered by law to exercise planning functions. Often the local Borough or District Council.
<b>Local Plan Review (now known as Local Plan 2040)</b>		This document. The plan for future development within Lichfield District up to 2040, 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. Once adopted the Local Plan Review (Local Plan 2040) will replace the current Local Plan.
<b>Local Plan Strategy</b>		The adopted local plan strategy contains the broad policy directions and long term strategy to manage development, infrastructure and services across the District to 2029. 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.
<b>Local Plan Allocations</b>		Second part of the adopted Lichfield District Local Plan which contains policy based allocations to manage development within the District to 2029. The Local Plan Allocations document was adopted in July 2019.
<b>Local Geological Sites</b>		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.
<b>Major Development</b>		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.

Term	Abbreviation	Meaning
Mitigation		Measures to avoid, reduce or offset the significant adverse effects of an external factor e.g. Lessening the effects of climate change.
National Forest		A national project for woodland creation, tourism and economic revival.
National Planning Policy Framework	<b>NPPF</b>	Document containing all national planning policy updated in February 2019. The National Planning Policy Framework replaced all previously issued Planning Policy Statements (PPS) and Planning Policy Guidance Notes (PPG).
National Planning Practice Guidance	<b>PPG</b>	An online resource containing the governments updated planning practice guidance which supports the NPPF. The online guidance is updated on a regular basis.
Natural assets		Stocks of natural raw materials, including forests, fisheries, soil, and minerals; and the capacity of the environment media such as air and water to absorb and decompose the wastes from production and consumption.
Natural & Semi-natural Greenspace		Includes woodlands, wetlands, urban forestry, Local Geological Sites, scrub and grassland.
Nature Reserves		A protected area of wildlife or other geological interest. Can also be used to provide opportunity for special areas of research.
Neighbourhood Centre		An group of essential local services which may comprise a shop, post office, take away, health centre and a pharmacy. See also, local centre.
Neighbourhood Plan		An area based plan prepared by its community as defined in the Neighbourhood Planning (General) Regulations 2012. Once 'made' a neighbourhood plan becomes part of the development plan for the area.
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.
Phasing		Distinct stages of development implemented in a sequential manner appropriate to demand.
Previously Developed Land	<b>PDL</b>	Land which is currently or has in the past been occupied by a permanent structure and associated infrastructure.
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.
Registered Provider	<b>RP</b>	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.
Scope, Issues & Options, Preferred Options		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.
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.
Site of Biological Importance	<b>SBI</b>	A non-statutory designation used to protect locally valued sites of biodiversity. Also referred to as Local Wildlife Sites.

Term	Abbreviation	Meaning
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).
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 Strategic Partnership	SSP	A framework for all agencies, sectors and partners to work collectively to promote the economic, social and environmental wellbeing 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 Housing Allocation	SHA	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 Local Plan. 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 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.



Term	Abbreviation	Meaning
<b>Sustainable travel / Sustainable Transport</b>		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.
<b>Sustainable Drainage Systems</b>	<b>SuDS</b>	A replicate natural system which aims to reduce the potential impact of new and existing developments on surface water drainage discharges such as permeable paving or on site retention basins.
<b>Traffic Impact Assessment</b>	<b>TIA</b>	An assessment of the effects upon the surrounding area by traffic as a result of a development, such as increased traffic flows that may require highway improvements.
<b>Unregulated energy</b>		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.
<b>Urban Cooling</b>		The effect which can be achieved by increasing vegetation cover and reducing hard surface cover in built up areas to reduce very high temperatures.
<b>Veteran Trees</b>		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.
<b>Viability</b>		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.
<b>Waste Hierarchy</b>		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.
<b>Water Framework Directive</b>	<b>WFD</b>	A European Union Directive committing member states to achieve good qualitative and quantitative status of all water bodies by 2015.
<b>Windfall Development or Site</b>		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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# Lichfield District **LOCAL PLAN REVIEW** 2020 - 2036

Policies maps

Regulation 19 draft plan



















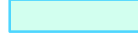



# Lichfield District Local Plan 2040

## Policies Maps







	Lichfield District
Inset 1	Lichfield
Inset 2	Lichfield City Centre
Inset 3	Burntwood
Inset 4	Alrewas
Inset 5	Armitage with Handsacre
Inset 6	Clifton Campville
Inset 7	Colton
Inset 8	Drayton Bassett
Inset 9	Edingale
Inset 10	Elford
Inset 11	Fazeley, Mile Oak & Bonehill
Inset 12	Fradley
Inset 13	Hamstall Ridware
Inset 14	Harlaston
Inset 15	Hill Ridware
Inset 16	Hopwas
Inset 17	Kings Bromley
Inset 18	East of Rugeley
Inset 19	Little Aston
Inset 20	Longdon
Inset 21	Shenstone
Inset 22	Stonnall
Inset 23	Upper Longdon
Inset 24	Whittington
Inset 25	Wigginton and the North of Tamworth

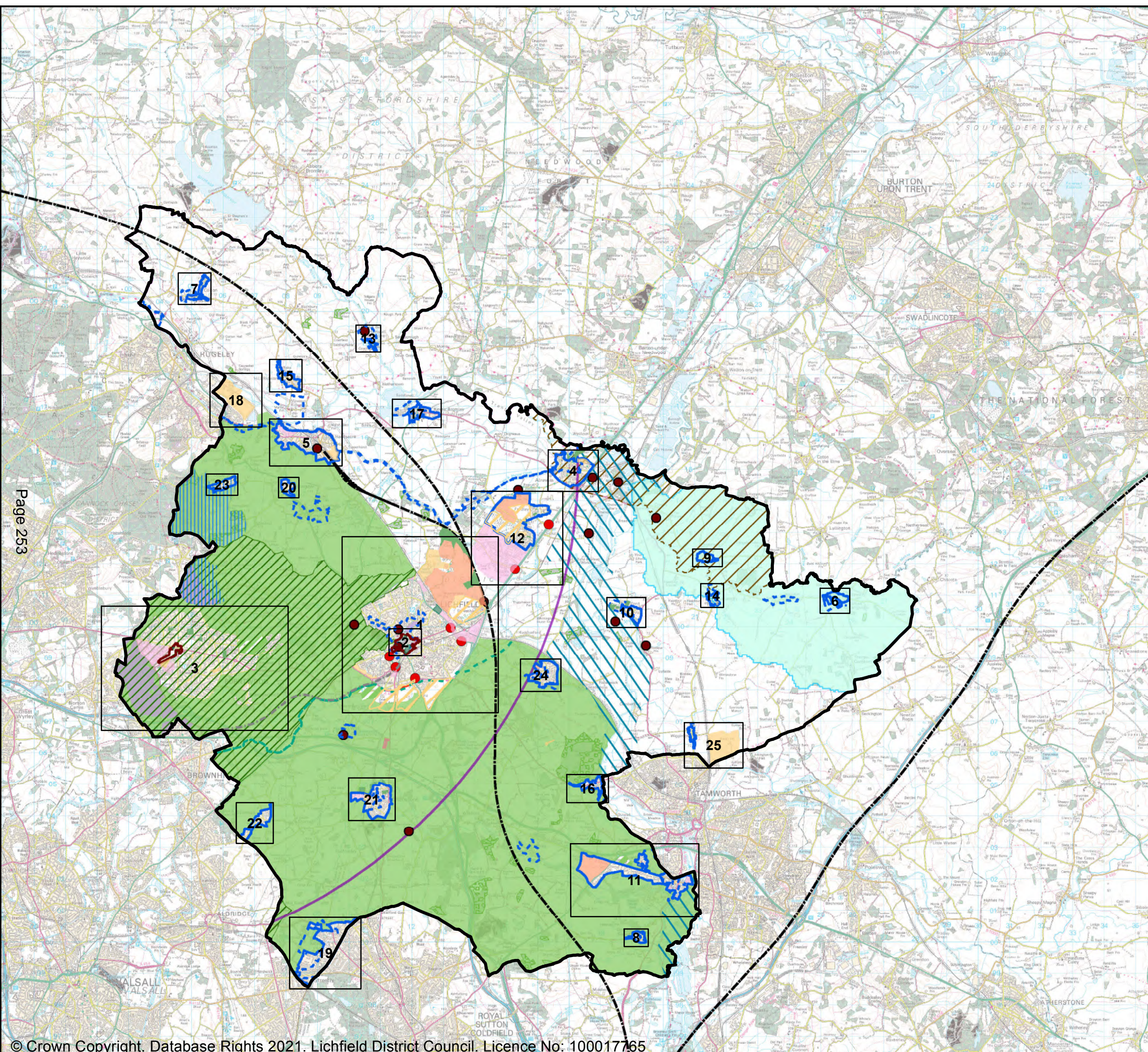
# LICHFIELD DISTRICT LOCAL PLAN POLICIES MAP

## Key

-  Lichfield district boundary
-  Village settlement boundaries (Strategic Policy SP1, SP12)
-  Local Green Space (Local Policy LC1 & see neighbourhood plans)
-  Strategic housing allocations (Strategic Policy SP1, SP12, SHA1, SHA2, SHA3, SHA4)
-  Existing employment areas (Strategic Policy SP1, SP13)
-  HS2 Route
-  Walsall - Lichfield Rail Line (Strategic Policy SP1, SP4)
-  Route for a restored Lichfield Canal (Strategic Policy SP1, SP15, Local Policy NR4)
-  Road and junction improvements (Strategic Policy SP4)
-  Road line safeguarding (Strategic Policy SP4)
-  Conservation areas (Strategic Policy SP1, SP17)
-  Ancient Monuments (Strategic Policy 17)
-  Central Rivers Initiative (Strategic Policy SP1, SP15, Local Policy NR4)
-  Cannock Chase SAC policy area (Strategic Policy SP1, SP15, Local Policy NR5)
-  Area of Outstanding Natural Beauty (Strategic Policy SP1, SP15, Local Policy NR6)
-  Forest of Mercia (Strategic Policy SP1, SP15, Local Policy E2, NR4)
-  National Forest (Strategic Policy SP1, SP15, Local Policy E2, NR4, NR8)
-  River Mease SAC water catchment (Strategic Policy SP15, Local Policy NR4, NR7)
-  Site of Special Scientific Interest (Strategic Policy SP9)
-  Trees & Woodlands (Ancient Woodland) (Strategic Policy SP15, Local Policy NR2, NR3)
-  Safeguarded land (Strategic Policy SP1, SP11)
-  Green Belt (Strategic Policy SP1, SP11, Local Policy SD2, H3, E1)

## 'Saved' policies

-  Non-strategic housing allocations saved policy (Saved Policy LC1,B1,NT1,R1,F1,A1,FZ1,S1,W1,OR1)
-  Strategic development allocations saved policy (Saved Policy Lichfield 4, Lichfield 5, Lichfield 6)
-  Non-strategic housing with mixed use allocations saved policy (Saved Policy LC2,B2)
-  Gypsy & traveller site allocation (Saved Policy GT1)
-  Lichfield City Town Centre Boundary; Burntwood Town Centre Boundary
-  Proposed office allocation (Saved Policy Lichfield 3)



















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# INSET 1 LICHFIELD

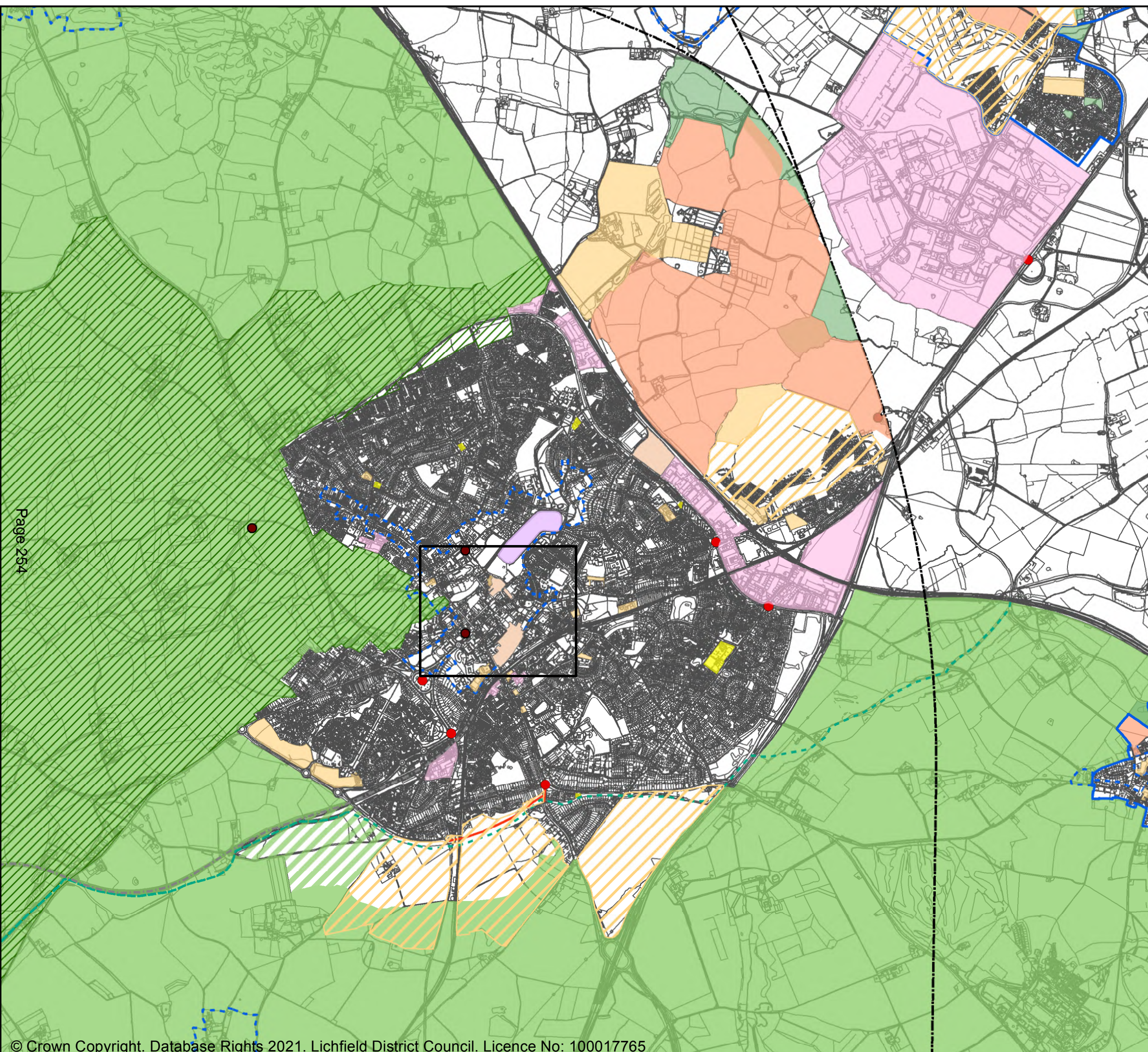
All inset lies within the Cannock Chase SAC policy area (Policy NR5)

## Key

-  Village settlement boundaries (Strategic Policy SP1, SP12)
-  Strategic housing allocations (Strategic Policies SP1, SP12)
-  Local Green Space (Local Policy LC1 & see neighbourhood plans)
-  Existing employment areas (Strategic Policy SP1, SP13))
-  HS2 Route
-  Walsall - Lichfield Rail Line (Strategic Policy SP1, SP4))
-  Route for a restored Lichfield Canal (Strategic Policy SP1, SP15, Local Policy NR4)
-  Neighbourhood Shopping Centres (Strategic Policy SP14, Local Policy LC3)
-  Road and junction improvements (Strategic Policy SP4)
-  Road line safeguarding (Strategic Policy SP4)
-  Conservation areas (Strategic Policy SP1, SP17)
-  Ancient Monuments (Strategic Policy 17)
-  Forest of Mercia (Core Policies 1, 13, 14, Policy SC2)
-  Site of Special Scientific Interest (Strategic Policy SP9)
-  Safeguarded land (Strategic Policy SP1, SP11)
-  Green Belt (Strategic Policy SP1, SP11, Local Policy SD2, H3, E1)

## 'Saved' policies

-  Non-strategic housing allocations saved policy (Saved Policy LC1, B1, NT1, R1, F1,A1, FZ1, S1, W1, OR1)
-  Strategic development allocations saved policy (Saved Policy Lichfield 5, Lichfield 6)
-  Non-strategic housing with mixed use allocations saved policy (Saved policies LC2)



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Lichfield  
district council  
[www.lichfielddc.gov.uk](http://www.lichfielddc.gov.uk)



# INSET 2 LICHFIELD CITY CENTRE

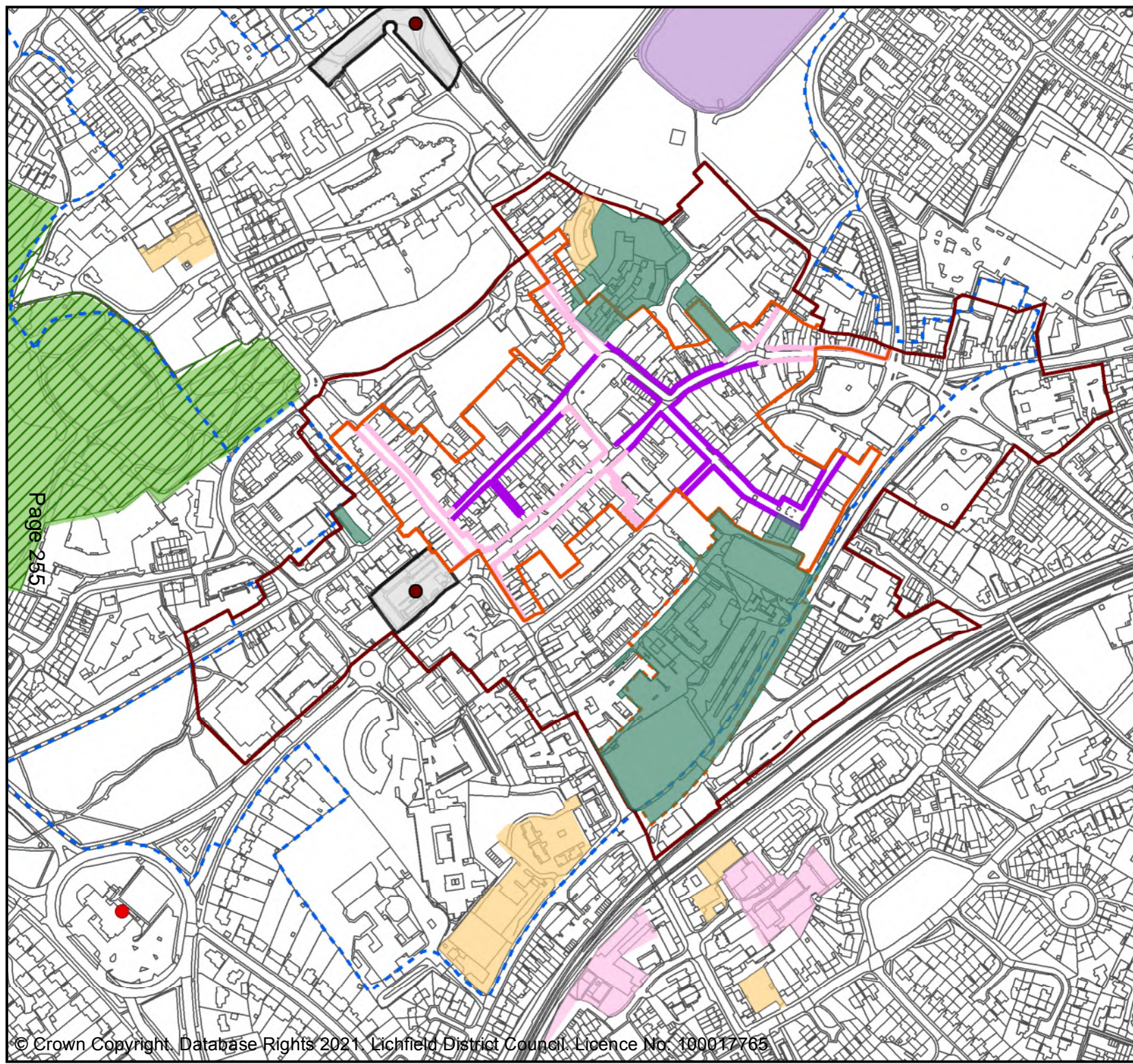
All inset lies within the Cannock Chase SAC policy area (Policy NR5)

## Key

- Existing employment areas (Strategic Policy SP1, SP13)
- Road and junction improvements (Strategic Policy SP4)
- Conservation areas (Strategic Policy SP1, SP17)
- Ancient Monuments (Strategic Policy 17)
- Ancient Monuments (Strategic Policy 17)
- Forest of Mercia (Strategic Policy SP1, SP15, Local Policy E2, NR4)
- Site of Special Scientific Interest (Strategic Policy SP9)
- Green Belt (Strategic Policy SP1, SP11, Local Policy SD2, H3, E1)

## 'Saved' policies

- Non-strategic housing allocations saved policy (Saved Policy LC1)
- Non-strategic housing with mixed use allocations saved policy (Saved Policy LC2,B2)
- Lichfield City Centre Boundary
- Lichfield City primary shopping area
- Lichfield City primary shopping area extension
- Lichfield City Primary Frontage (Saved Policy Lichfield 3)
- Lichfield City Secondary Frontages (Saved Policy Lichfield 3)











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# INSET 3 BUNRTWOOD

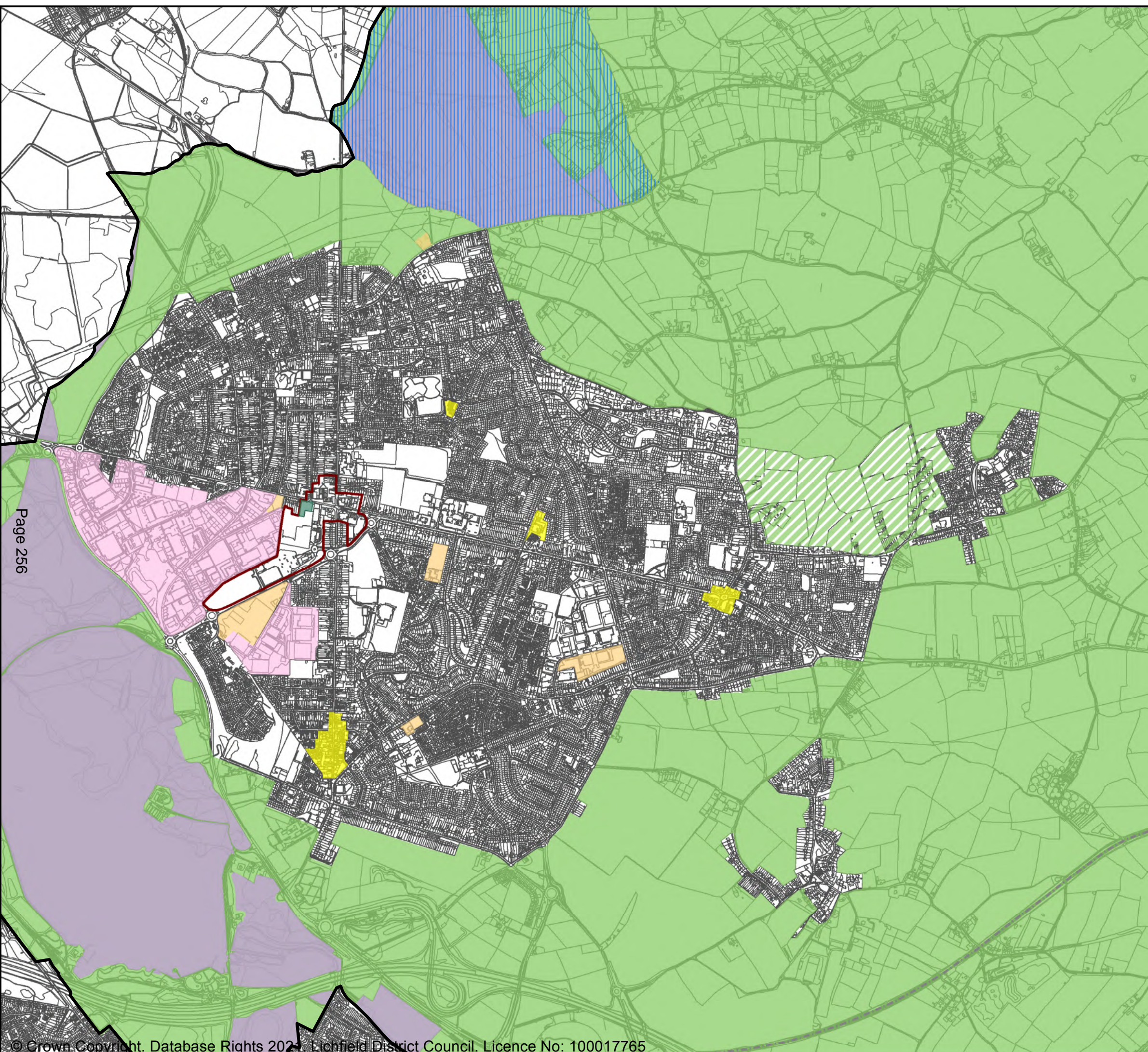
All inset lies within the Cannock Chase SAC policy area (Policy NR5) & Forest of Mercia (Policy E2)

## Key

-  Lichfield district boundary
-  Walsall - Lichfield Rail Line (Strategic Policy SP1, SP4)
-  Neighbourhood Shopping Centres (Strategic Policy SP14, Local Policy B2)
-  Conservation areas (Strategic Policy SP1, SP17)
-  Area of Outstanding Natural Beauty (Strategic Policy SP1, SP15, Local Policy NR6)
-  Site of Special Scientific Interest (Strategic Policy SP9)
-  Safeguarded land (Strategic Policy SP1, SP11)
-  Green Belt (Strategic Policy SP1, SP11, Local Policy SD2, H3, E1)

## 'Saved' policies

-  Non-strategic housing allocations saved policy (Saved Policy B1)
-  Non-strategic housing with mixed use allocations saved policy (Saved Policy B2)
-  Burntwood town centre boundary (Saved Policy Burntwood 3)
-  Existing employment areas (Strategic Policy SP1, SP13)






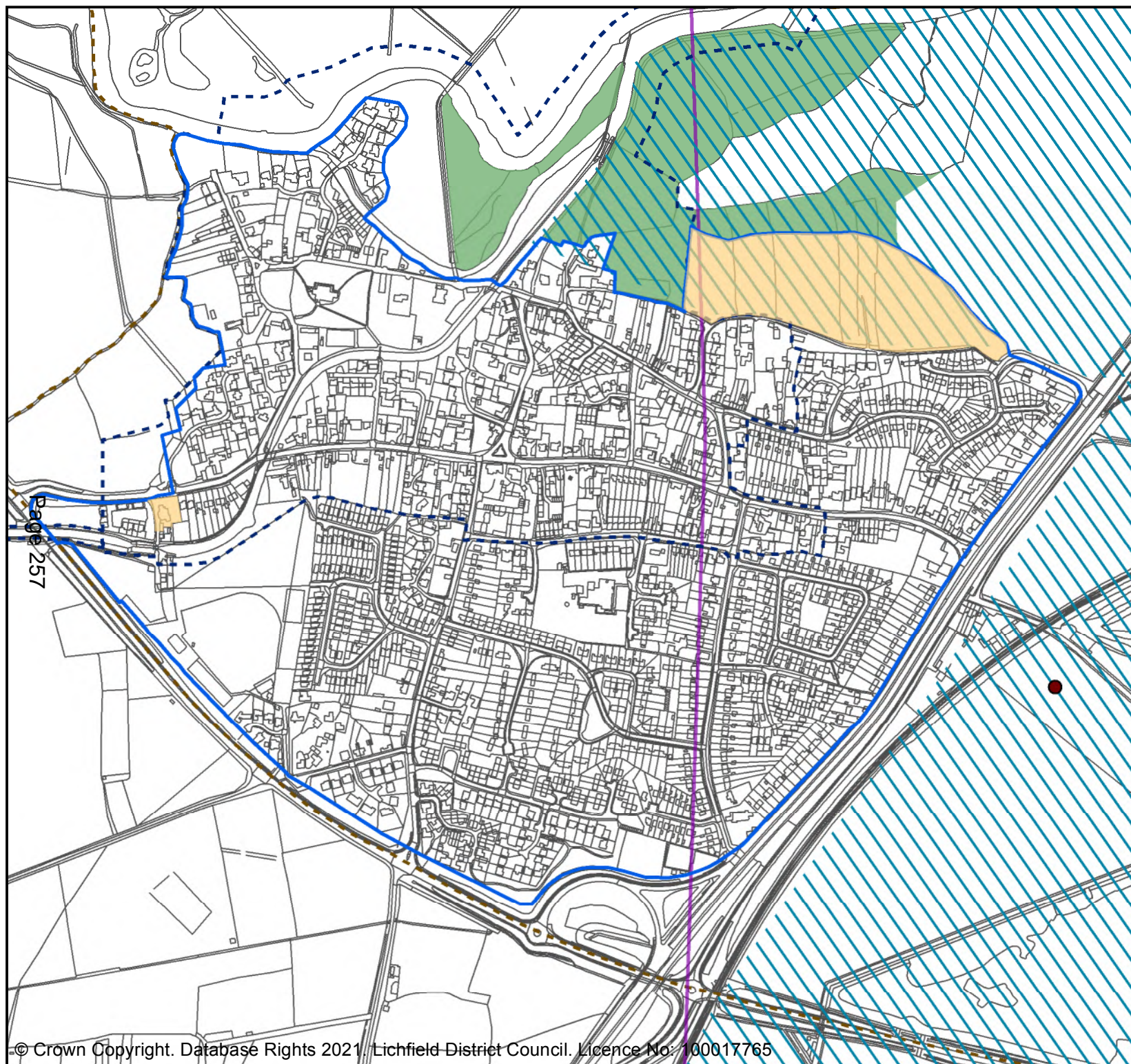
# INSET 4 ALREWAS

## Key

-  Village settlement boundaries (Strategic Policy SP1, SP12)
-  Conservation areas (Strategic Policy SP1, SP17)
-  Ancient Monuments (Strategic Policy 17)
-  Central Rivers Initiative (Strategic Policy SP1, SP15, Local Policy NR4)
-  Cannock Chase SAC policy area (Strategic Policy SP1, SP15, Local Policy NR5)
-  Local Green Space (see Alrewas neighbourhood plans)
-  National Forest (South-western boundary) (Strategic Policy SP1, SP15, Local Policy E2, NR4, NR8)

## 'Saved' policies

-  Non-strategic housing allocations saved policy (Saved Policy A1)



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# INSET 5 ARMITAGE WITH HANDSACRE

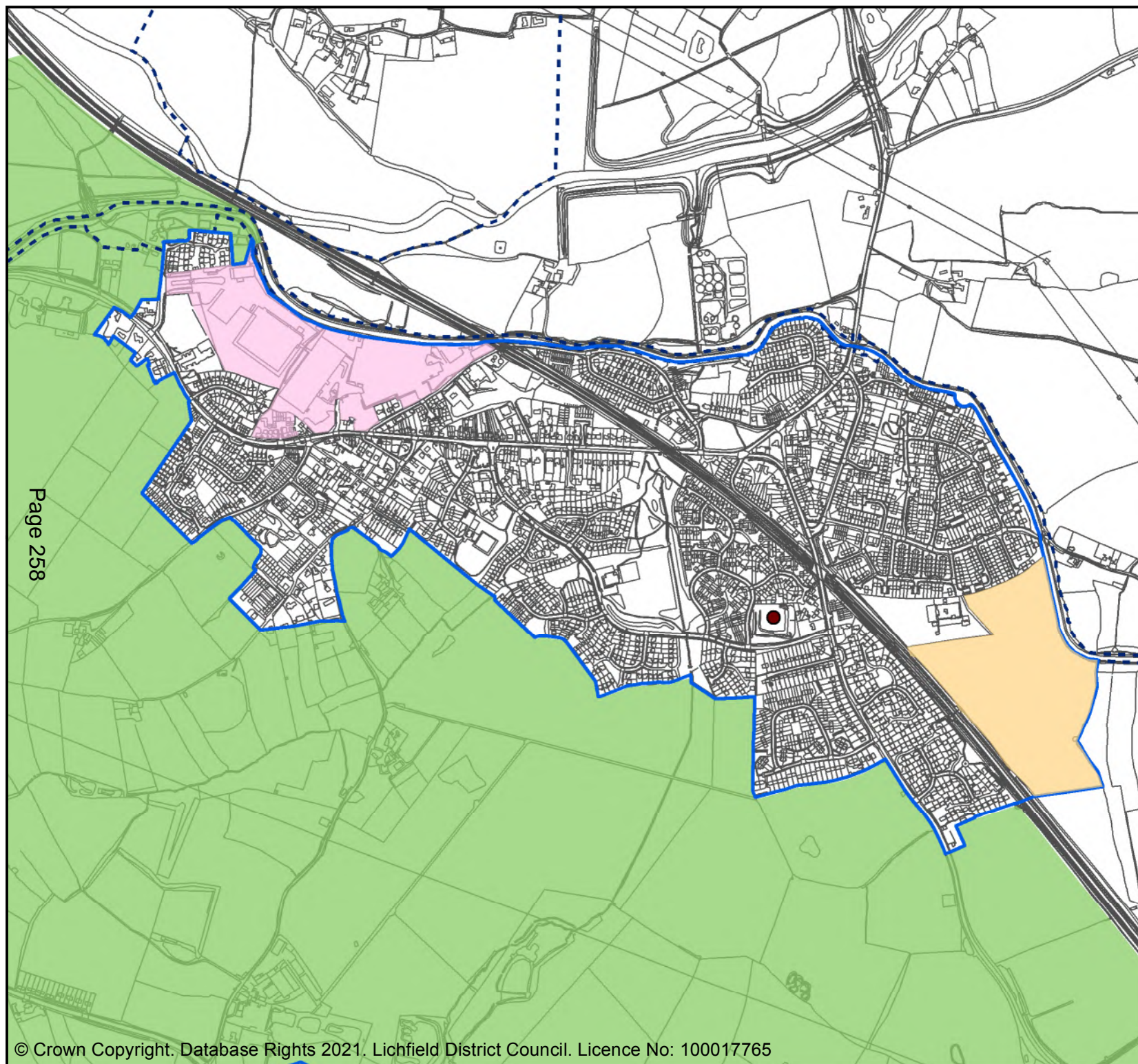
All inset lies within the Cannock Chase SAC policy area (Policy NR5)

## Key

-  Village settlement boundaries (Strategic Policy SP1, SP12)
-  Existing employment areas (Strategic Policy SP1, SP13)
-  Conservation areas (Strategic Policy SP1, SP17)
-  Ancient Monuments (Strategic Policy 17)
-  Green Belt (Strategic Policy SP1, SP11, Local Policy SD2, H3, E1)





## 'Saved' policies

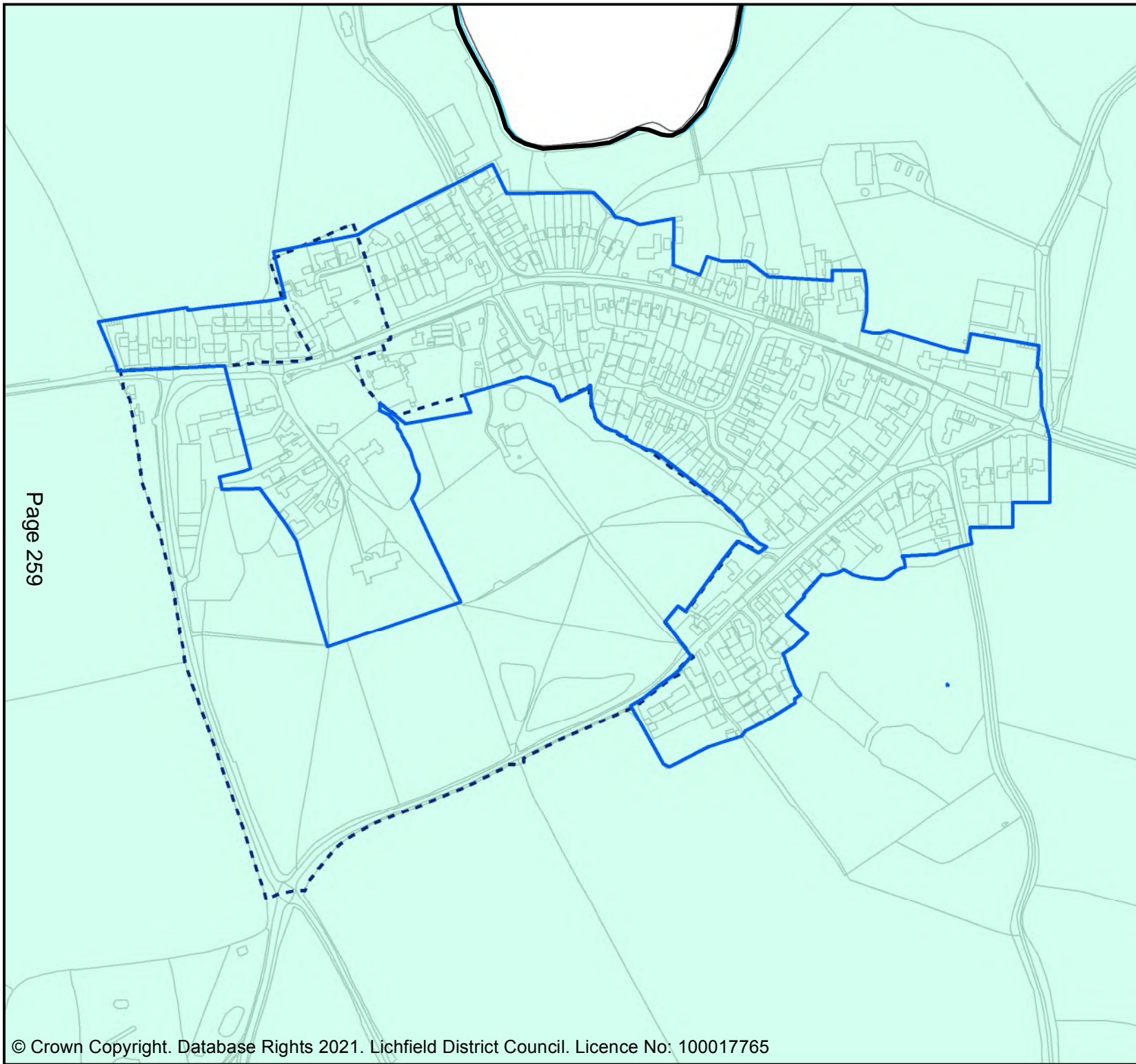
-  Non-strategic housing allocations saved policy (Saved Policy AH1)



# INSET 6 CLIFTON CAMPVILLE

## Key



-  Lichfield district boundary
-  Village settlement boundaries (Strategic Policy SP1, SP12)
-  Conservation areas (Strategic Policy SP1, SP17)
-  River Mease SAC water catchment (Strategic Policy SP15, Local Policy NR4, NR7)

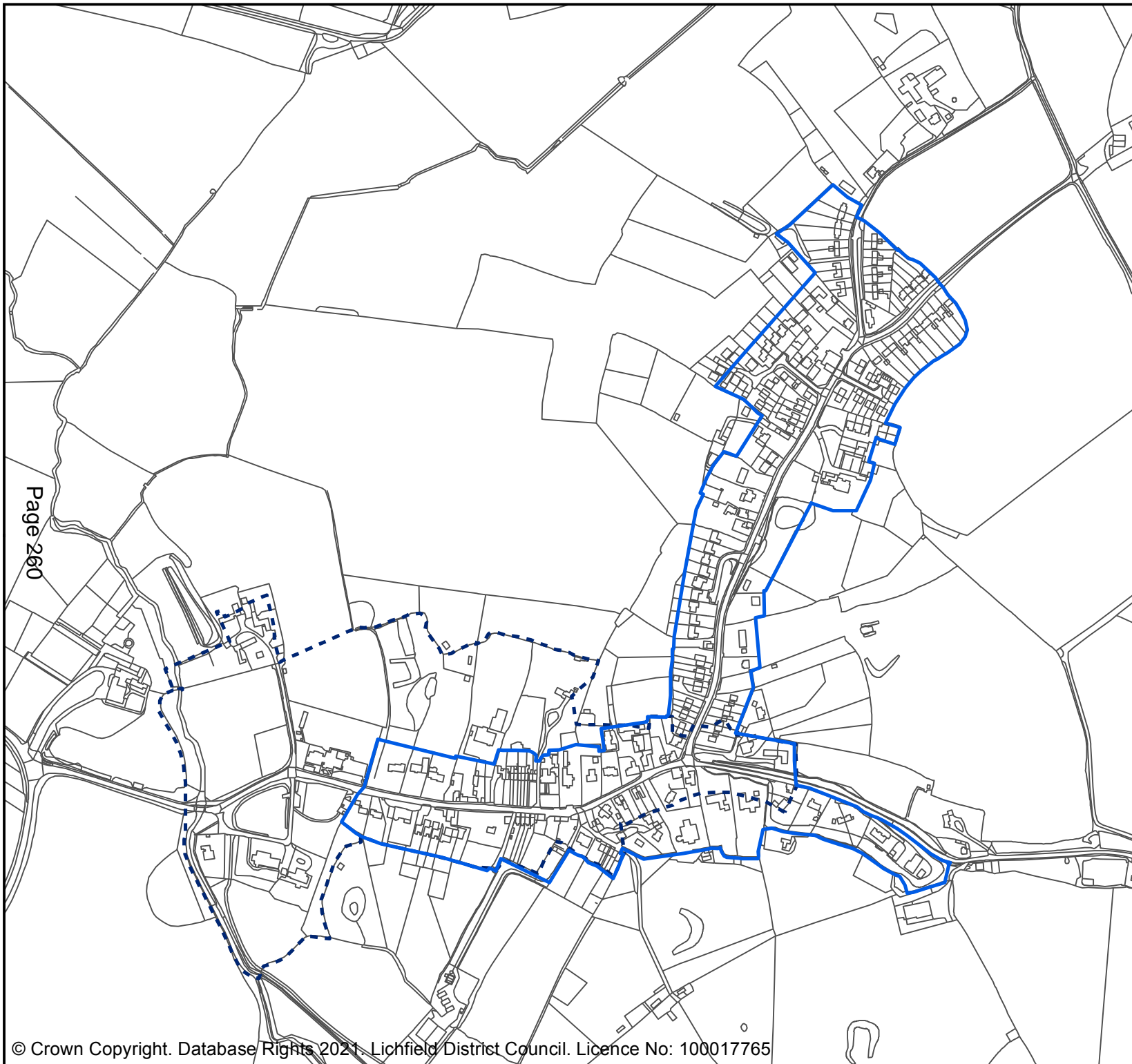


# INSET 7 COLTON

All inset lies within the Cannock Chase SAC policy area (Policy NR5)




## Key

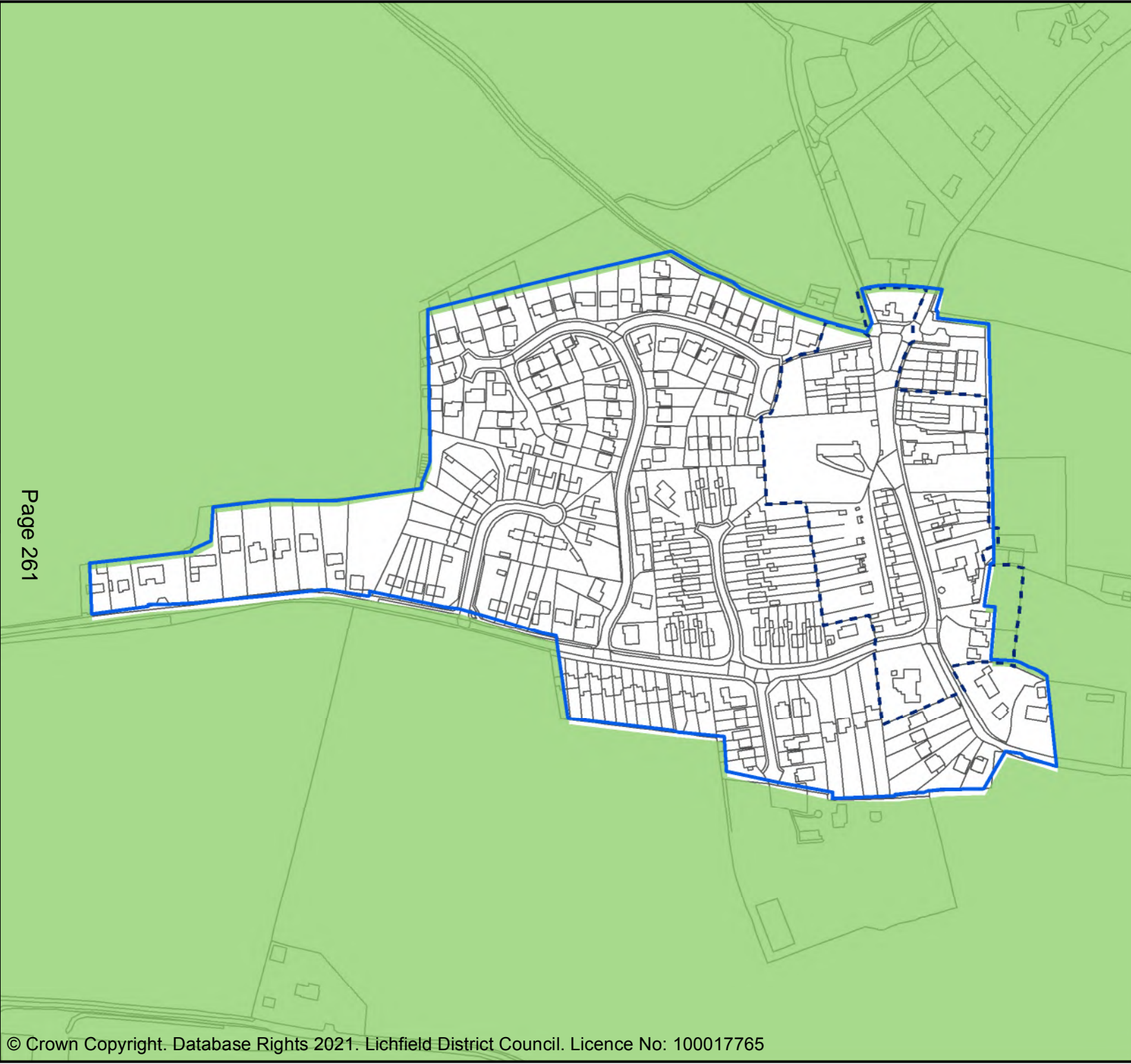
-  Village settlement boundaries (Strategic Policy SP1, SP12)
-  Conservation areas (Strategic Policy SP1, SP17)



# INSET 8 DRAYTON BASSETT

## Key



-  Village settlement boundaries (Strategic Policy SP1, SP12)
-  Conservation areas (Strategic Policy SP1, SP17)
-  Green Belt (Strategic Policy SP1, SP11, Local Policy SD2, H3, E1)

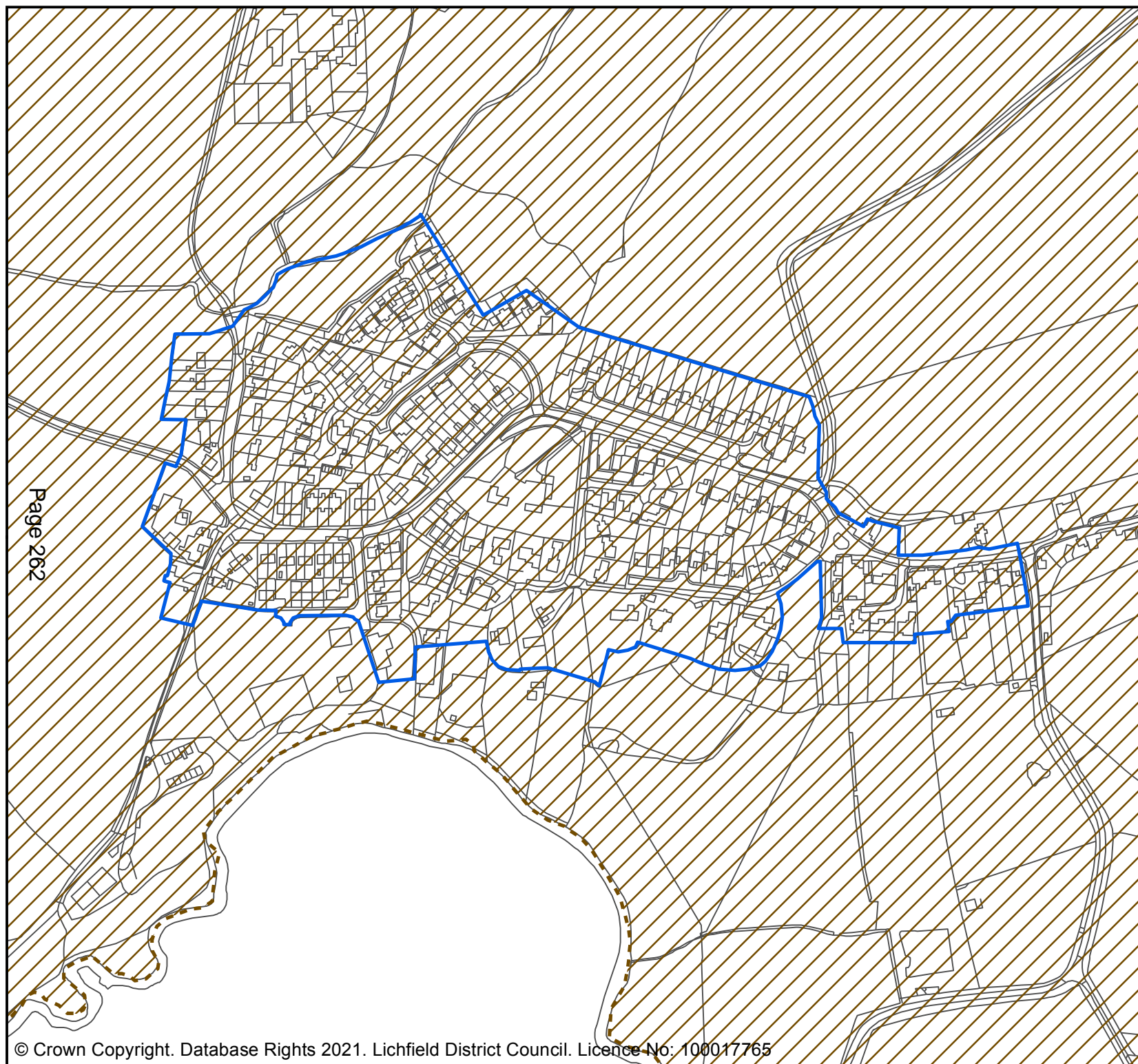


# INSET 9 EDINGALE

All inset lies within the River Mease SAC water catchment (Policy NR7)





## Key

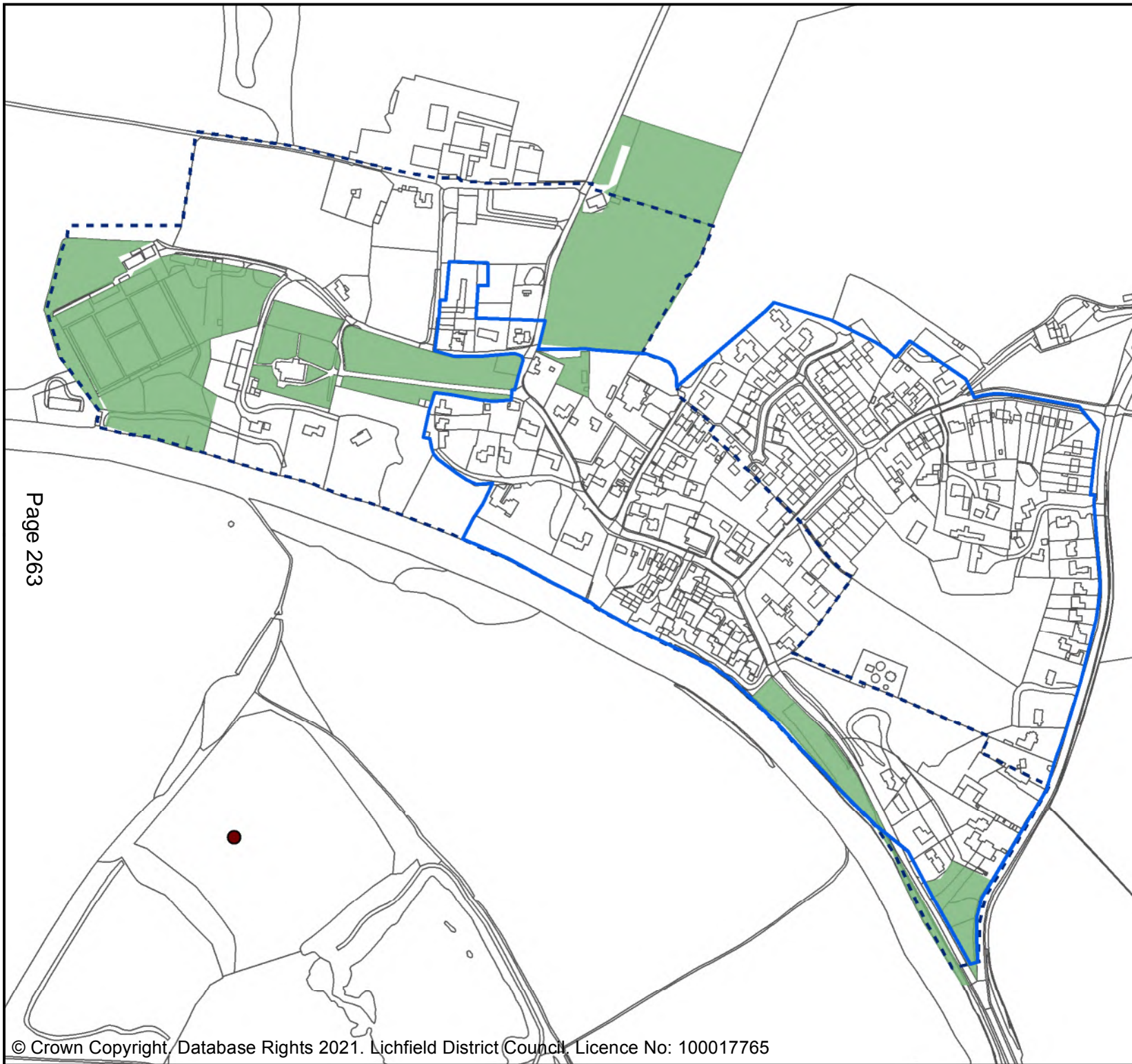
-  Village settlement boundaries (Strategic Policy SP1, SP12)
-  National Forest (Strategic Policy SP1, SP15, Local Policy E2, NR4, NR8)



# INSET 10 ELFORD










## Key

-  Village settlement boundaries (Strategic Policy SP1, SP12)
-  Conservation areas (Strategic Policy SP1, SP17)
-  Ancient Monuments (Strategic Policy SP17)
-  Local Green Space (see Elford neighbourhood plans)





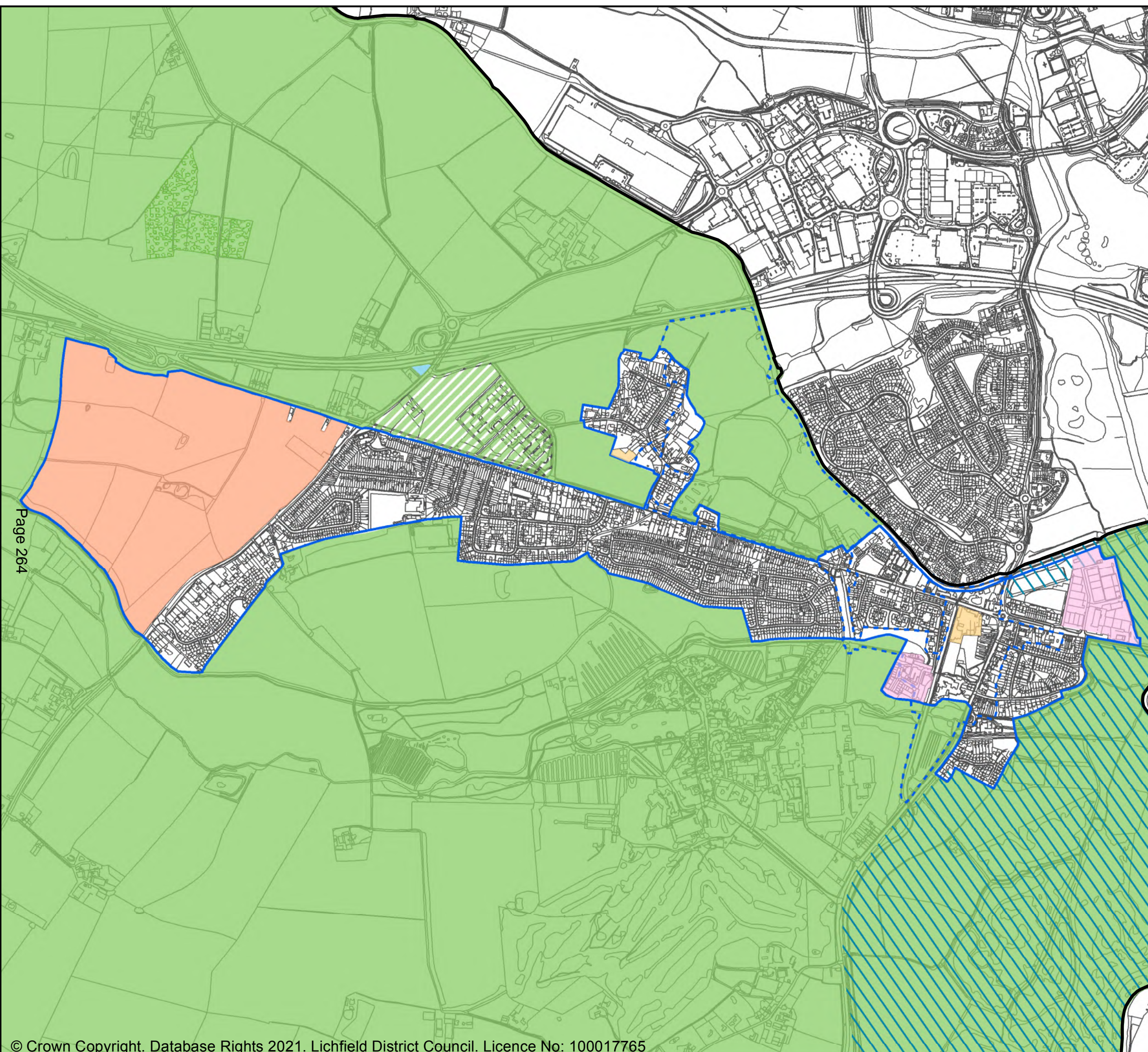
# INSET 11 FAZELEY, MILE OAK & BONEHILL

## Key

-  Lichfield district boundary
-  Village settlement boundaries (Strategic Policy SP1, SP12)
-  Strategic housing allocations (Strategic Policy SP1, SP12, SHA2)
-  Existing employment areas (Strategic Policy SP1, SP13)
-  Conservation areas (Strategic Policy SP1, SP17)
-  Central Rivers Initiative (Strategic Policy SP1, SP15, Local Policy NR4)
-  Trees & Woodlands (Ancient Woodland) (Strategic Policy SP15, Local Policy NR2, NR3)
-  Safeguarded land (Strategic Policy SP1, SP11)
-  Green Belt (Strategic Policy SP1, SP11, Local Policy SD2, H3, E1)

## 'Saved' policies

-  Non-strategic housing allocations saved policy (Saved Policy FZ1)
-  Gypsy & traveller site allocation (Saved Policy GT1)
















# INSET 12 FRADLEY

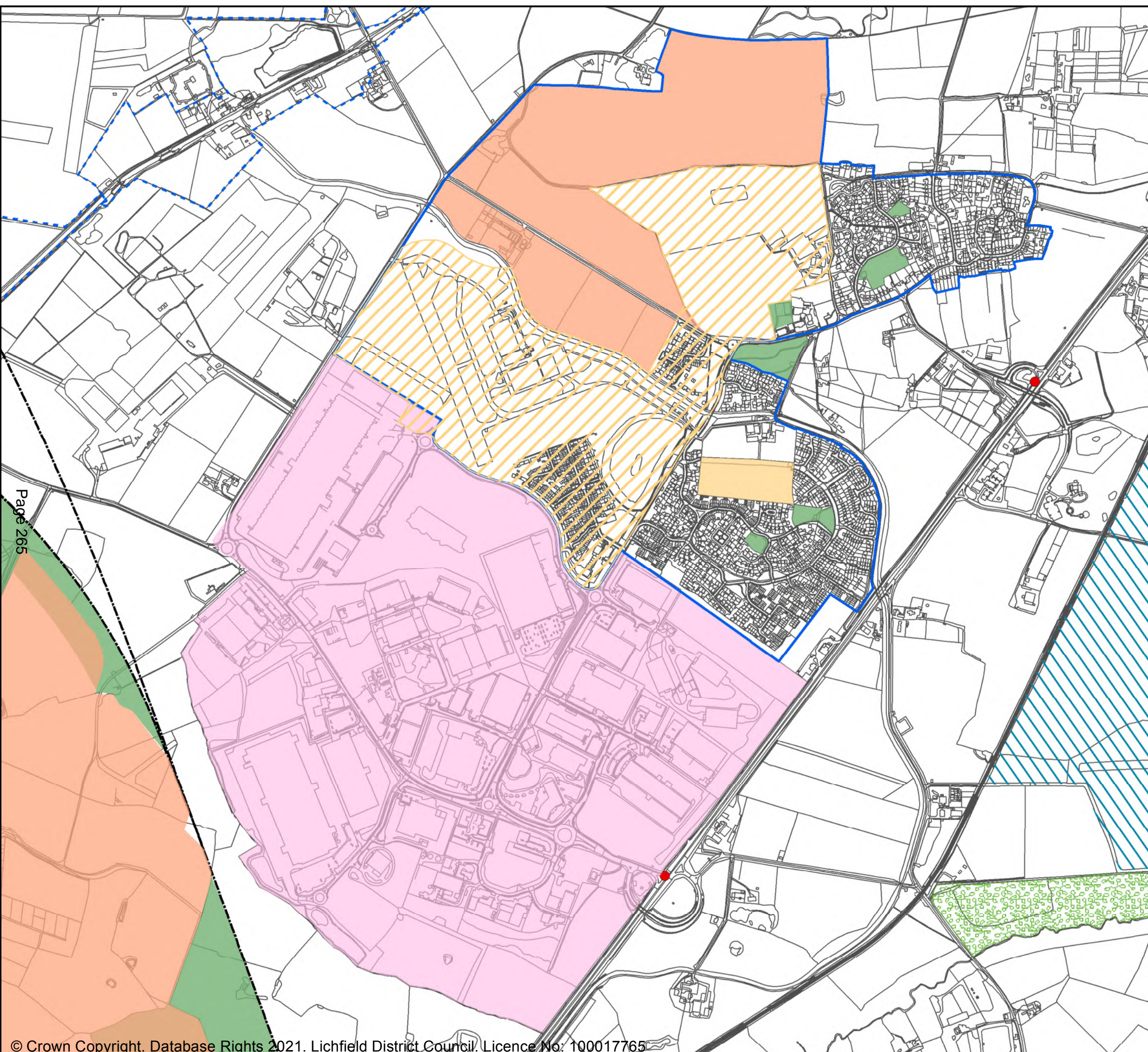
All inset lies within the Cannock Chase SAC policy area (Policy NR5)

## Key

-  Village settlement boundaries (Strategic Policy SP1, SP12)
-  Strategic housing allocations (Strategic Policy SP1, SP12, SHA3)
-  Existing employment areas (Strategic Policy SP1, SP13)
-  HS2 Route
-  Road and junction improvements (Strategic Policy SP4)
-  Conservation areas (Strategic Policy SP1, SP17)
-  Central Rivers Initiative (Strategic Policy SP1, SP15, Local Policy NR4)
-  Local Green Space (Local Policy LC1, see Fradley neighbourhood plans)
-  Trees & Woodlands (Ancient Woodland) (Strategic Policy SP15, Local Policy NR2, NR3)

## 'Saved' policies




-  Non-strategic housing allocations saved policy (Saved Policy F1)
-  Strategic development allocations saved policy (Saved Policy Frad4)

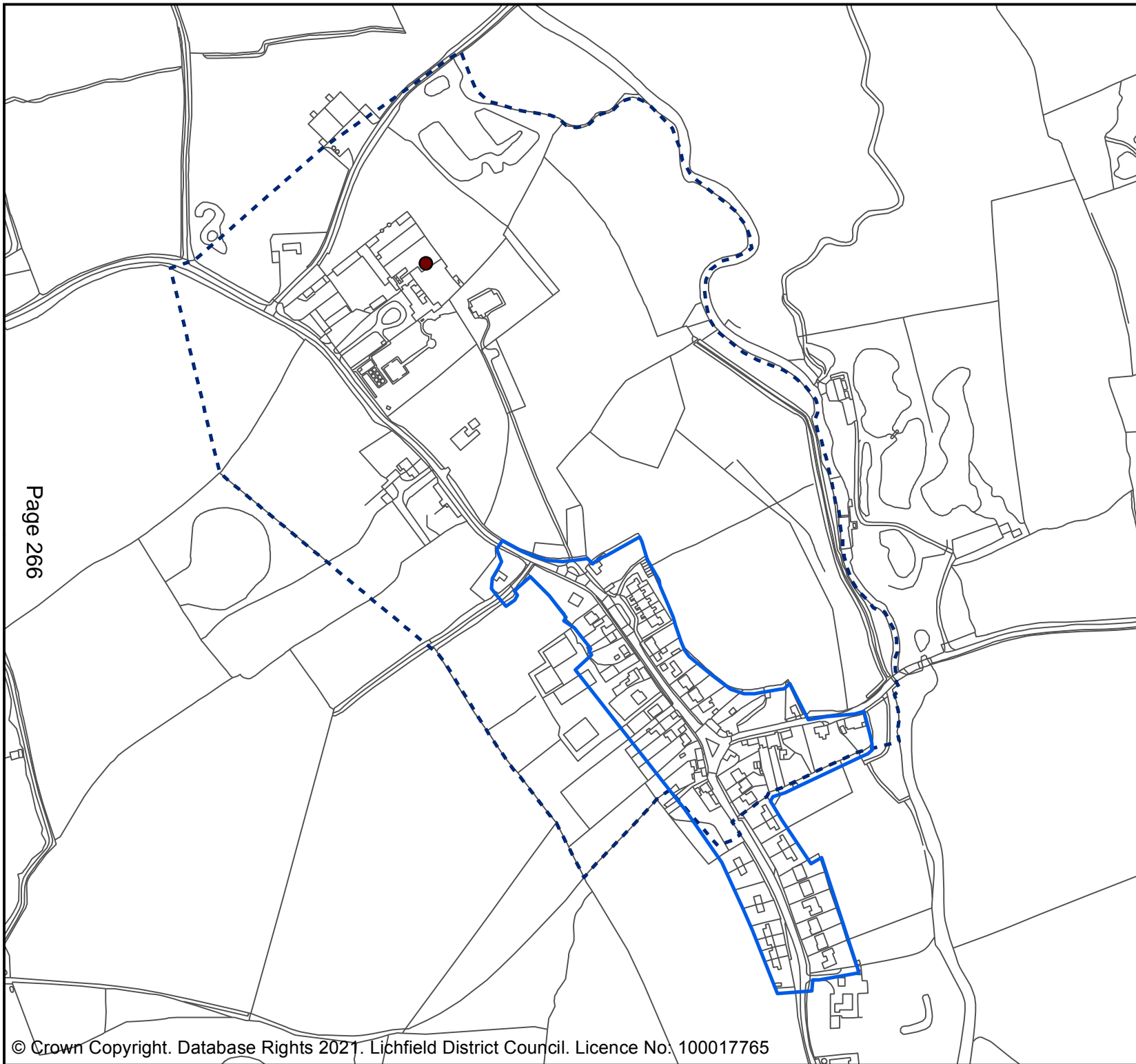


# INSET 13 HAMSTALL RIDWARE

All inset lies within the Cannock Chase SAC policy area (Policy NR5)




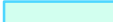
## Key

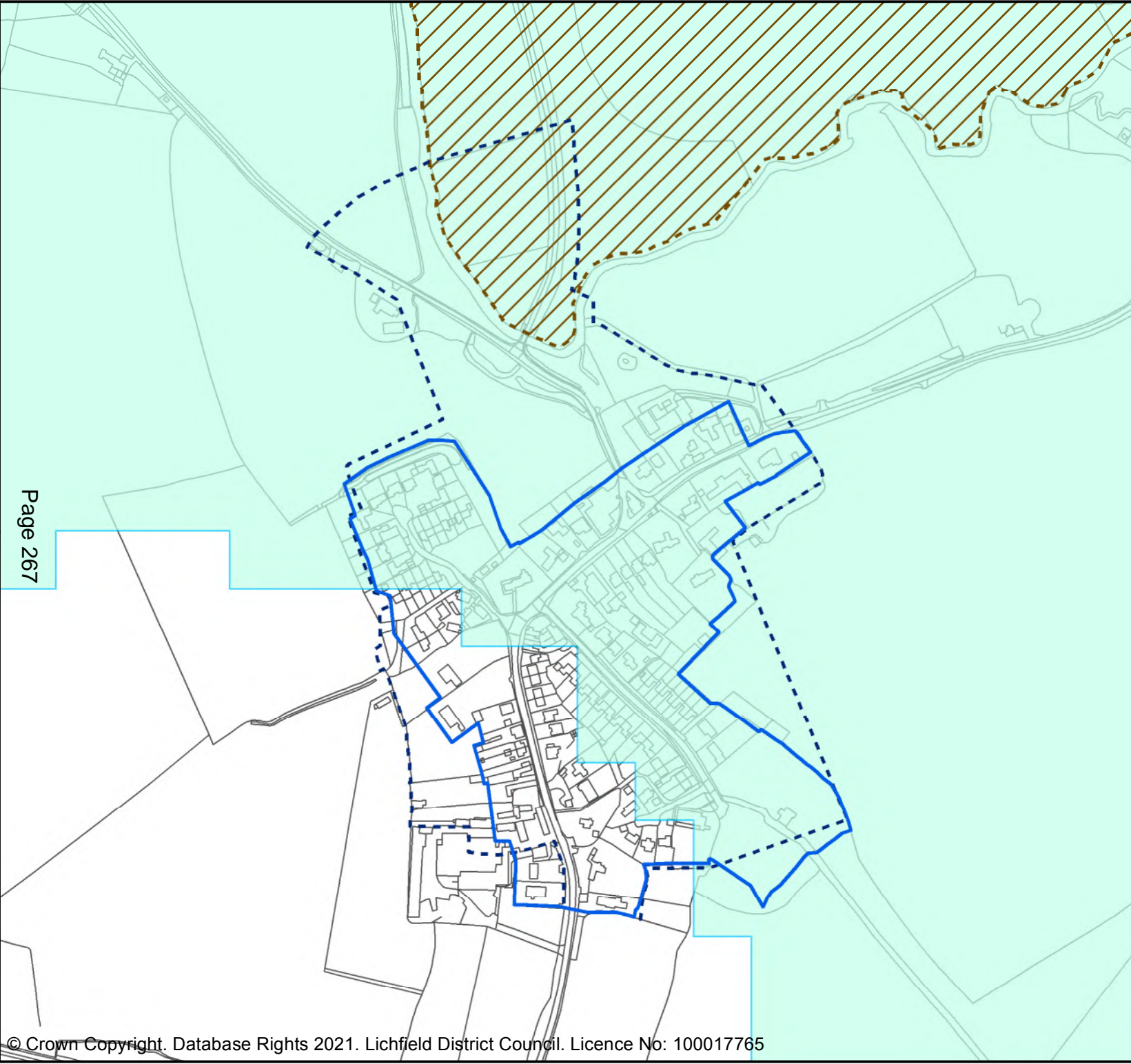
-  Village settlement boundaries (Strategic Policy SP1, SP12)
-  Conservation areas (Strategic Policy SP1, SP17)
-  Ancient Monuments (Strategic Policy SP17)



# INSET 14 HARLASTON

## Key


-  Village settlement boundaries (Strategic Policy SP1, SP12)
-  Conservation areas (Strategic Policy SP1, SP17)
-  National Forest (Strategic Policy SP1, SP15, Local Policy E2, NR4, NR8)
-  River Mease SAC water catchment (Strategic Policy SP15, Local Policy NR4, NR7)

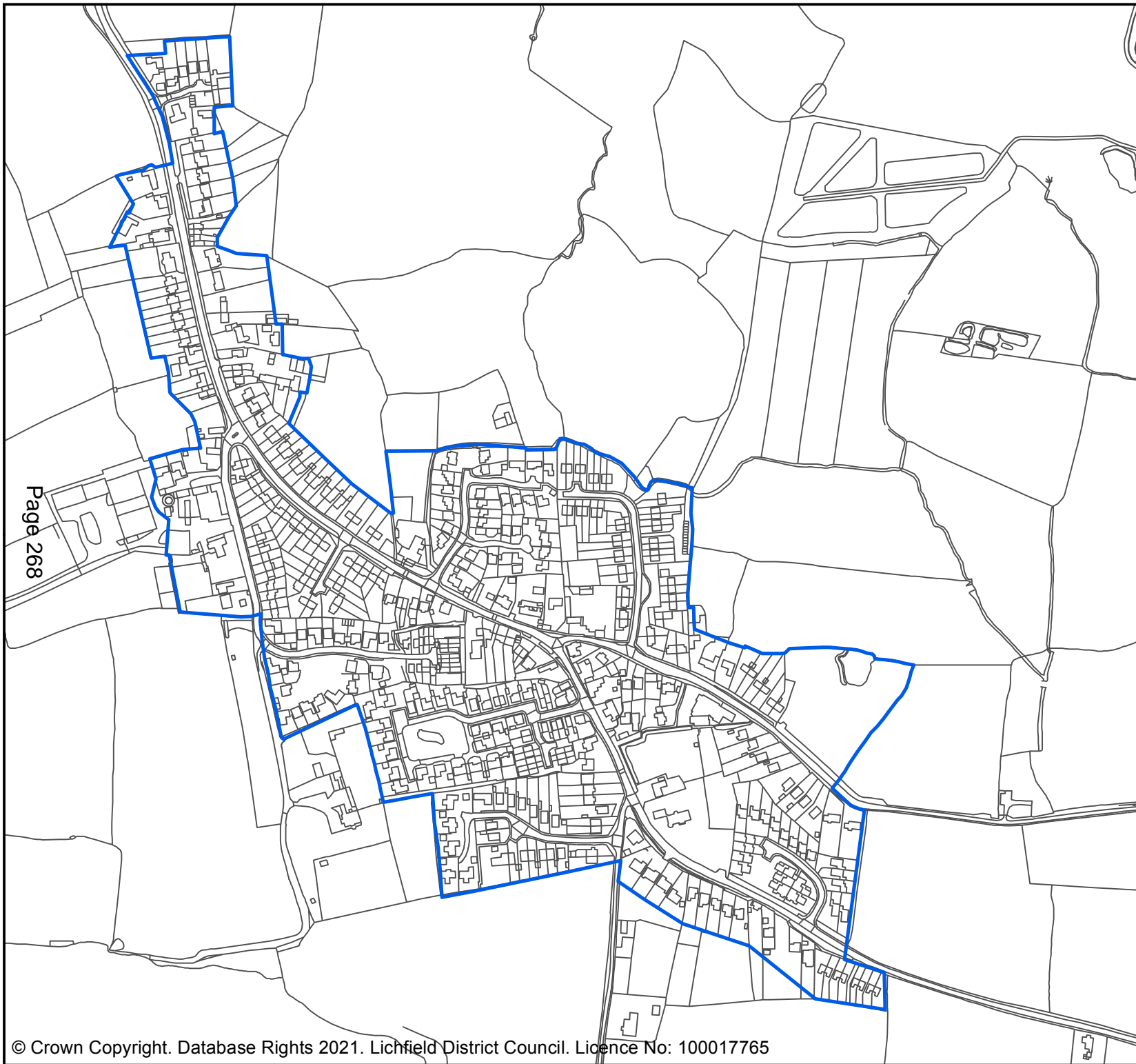


# INSET 15 HILL RIDWARE

All inset lies within the Cannock Chase SAC policy area (Policy NR5)






## Key

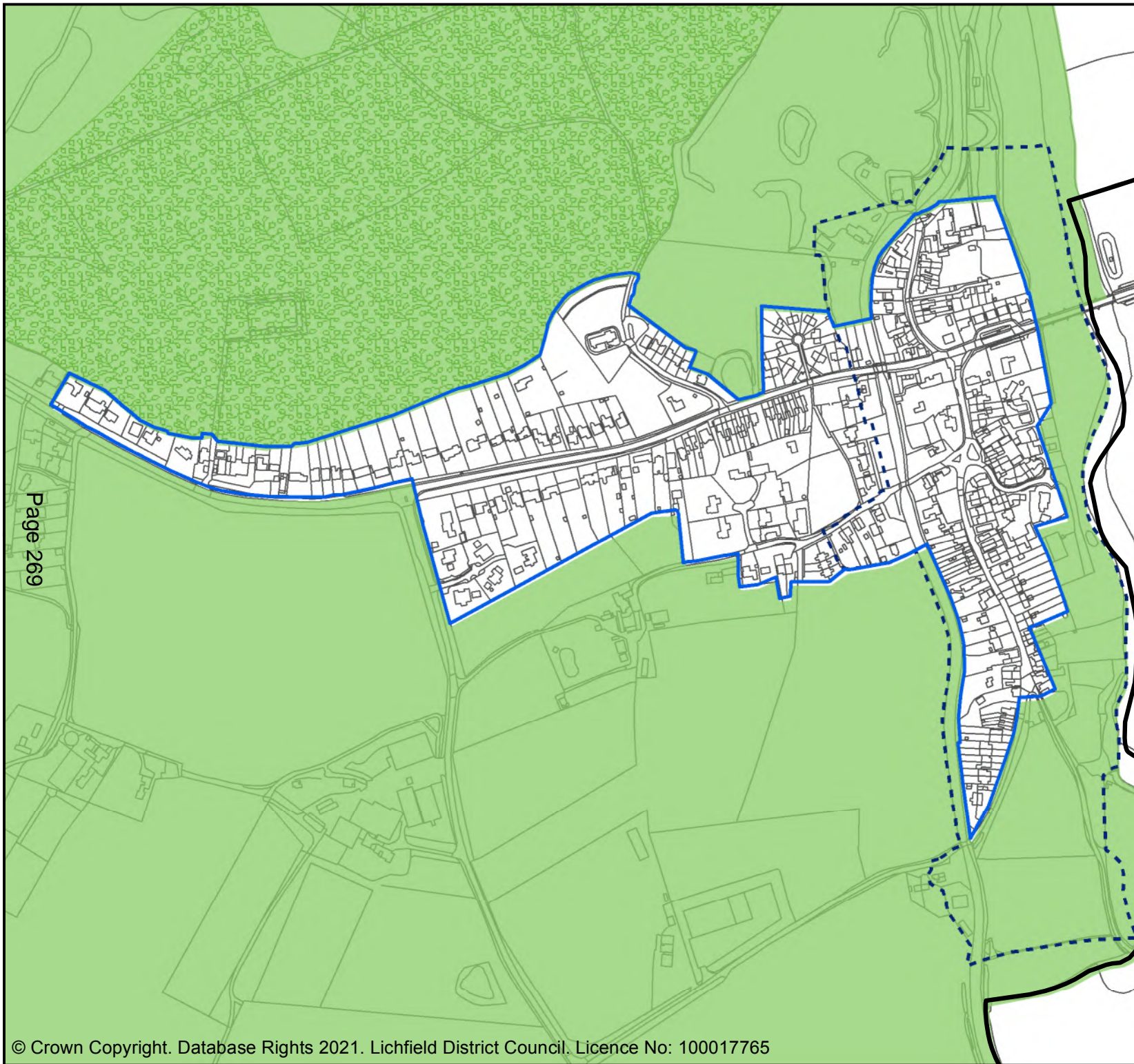
 Village settlement boundaries (Strategic Policy SP1, SP12)



# INSET 16 HOPWAS

## Key



-  Lichfield district boundary
-  Village settlement boundaries (Strategic Policy SP1, SP12)
-  Conservation areas (Strategic Policy SP1, SP17)
-  Trees & Woodlands (Ancient Woodland) (Strategic Policy SP15, Local Policy NR2, NR3)
-  Green Belt (Strategic Policy SP1, SP11, Local Policy SD2, H3, E1)

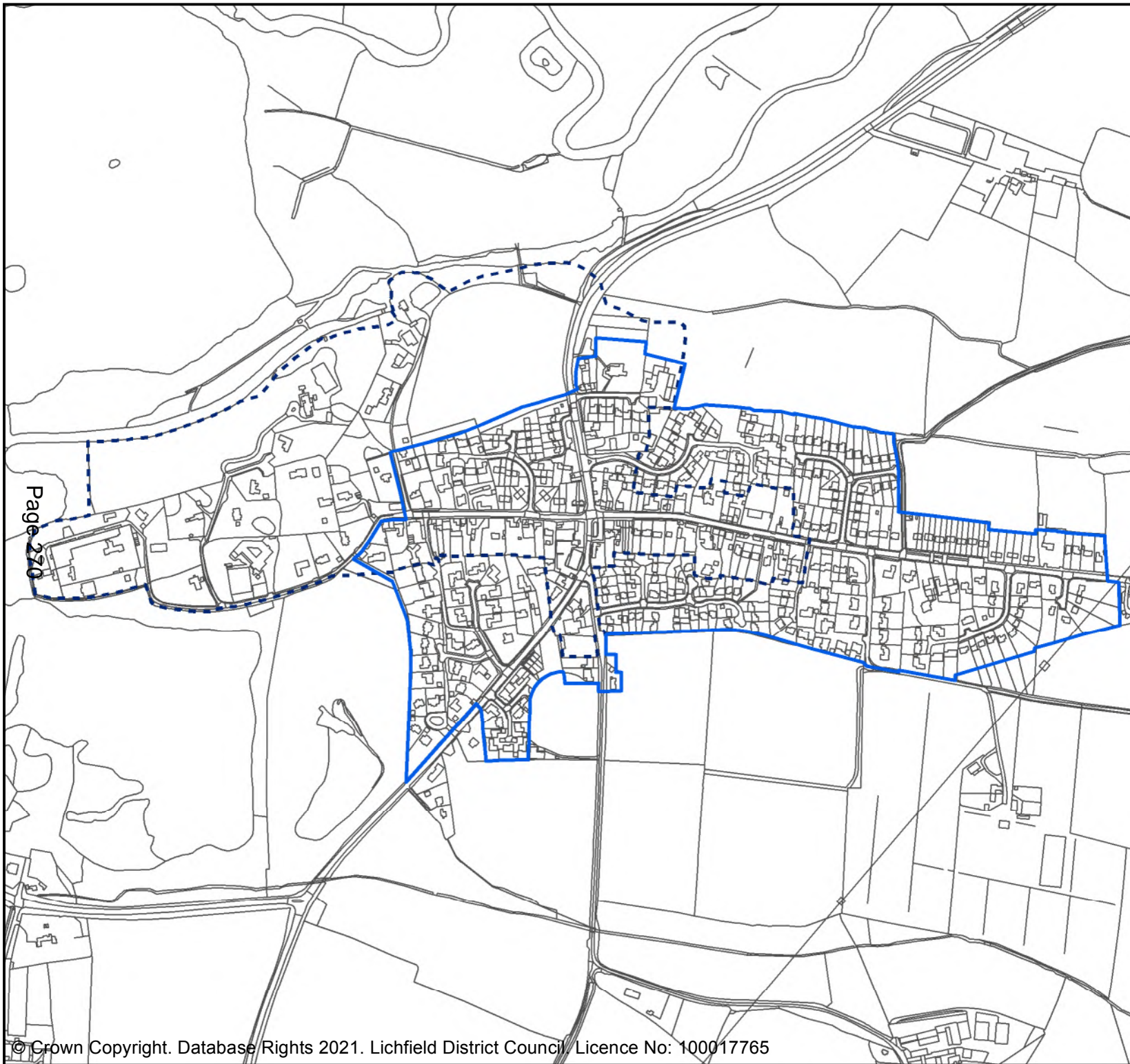


# INSET 17 KINGS BROMLEY

All inset lies within the Cannock Chase SAC policy area (Policy NR5)

## Key




-  Village settlement boundaries (Strategic Policy SP1, SP12)
-  Conservation areas (Strategic Policy SP1, SP17)




# INSET 18 EAST OF RUGELEY

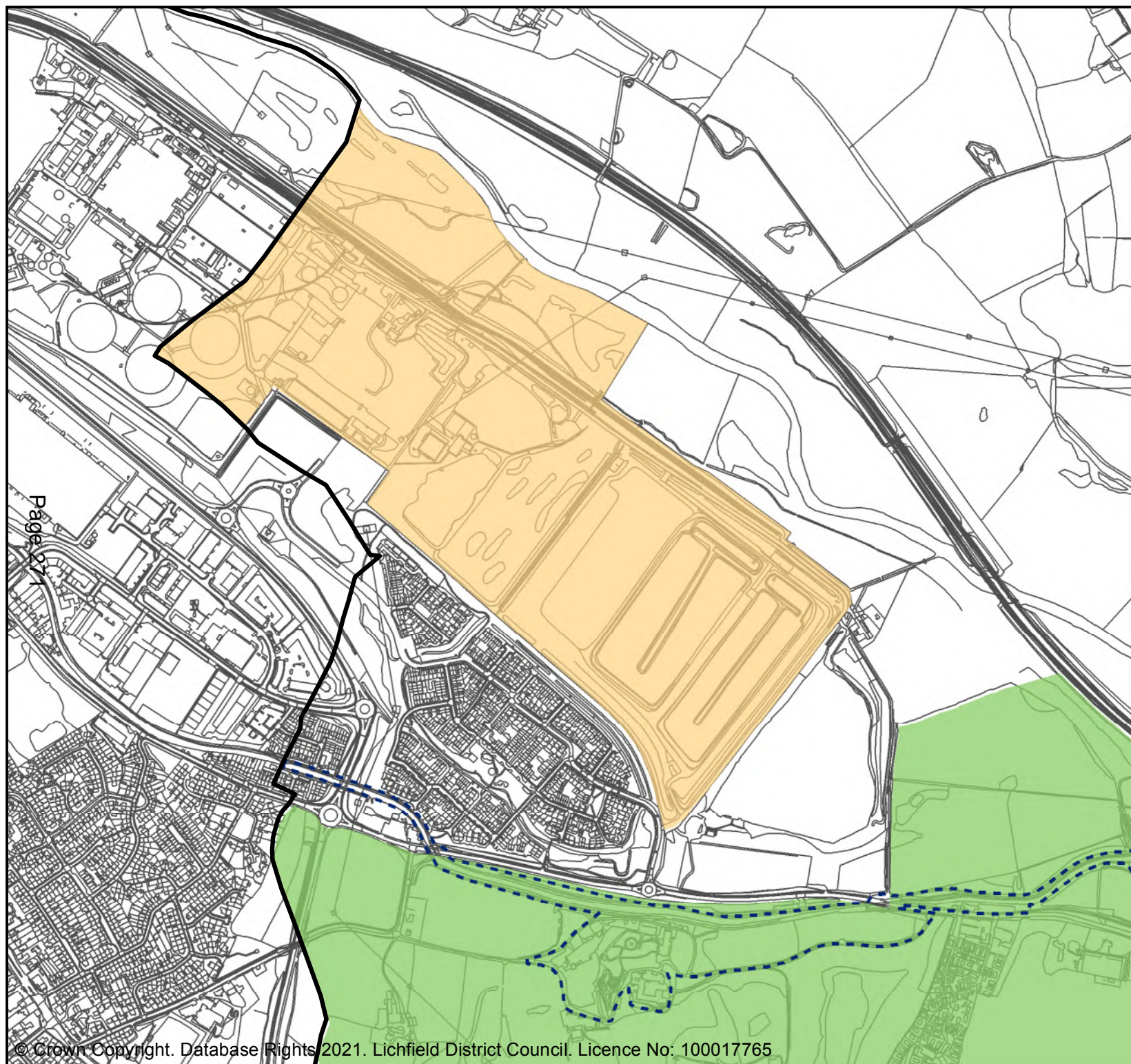
All inset lies within the Cannock Chase SAC policy area (Policy NR5)

## Key

-  Lichfield district boundary
-  Conservation areas (Strategic Policy SP1, SP17)
-  Green Belt (Strategic Policy SP1, SP11, Local Policy SD2, H3, E1)

## 'Saved' policies






-  Non-strategic housing allocations saved policy (Saved Policy R1)

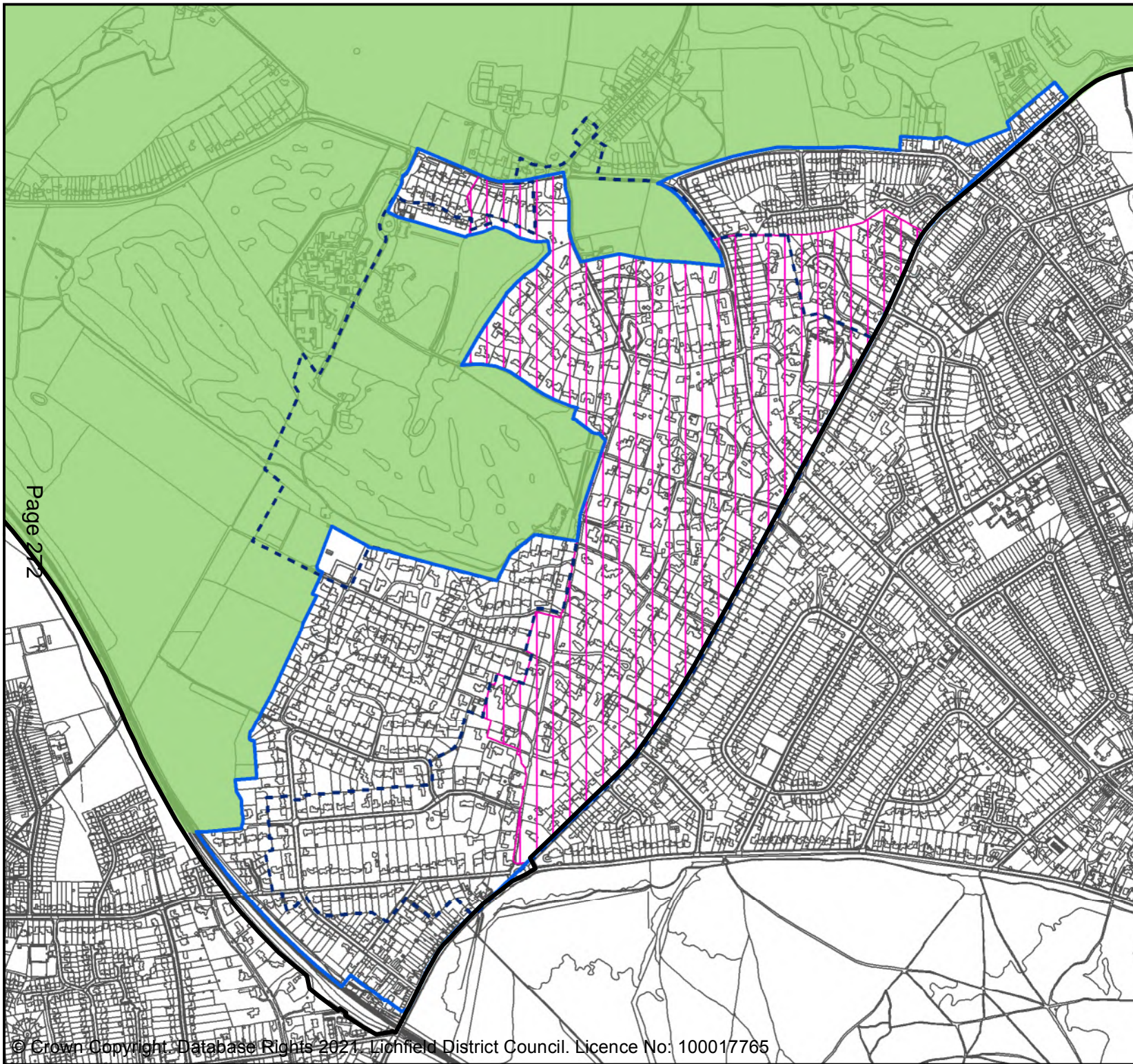


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# INSET 19 LITTLE ASTON

## Key

-  Lichfield district boundary
-  Village settlement boundaries (Strategic Policy SP1, SP12)
-  Conservation areas (Strategic Policy SP1, SP17)
-  Little Aston Park Density Policy (see Little Aston Neighbourhood Plan)
-  Green Belt (Strategic Policy SP1, SP11, Local Policy SD2, H3, E1)







# INSET 20 LONGDON

All inset lies within the Cannock Chase SAC policy area (Policy NR5)

## Key

-  Village settlement boundaries (Strategic Policy SP1, SP12)
-  Green Belt (Strategic Policy SP1, SP11, Local Policy SD2, H3, E1)




# INSET 21 SHENSTONE

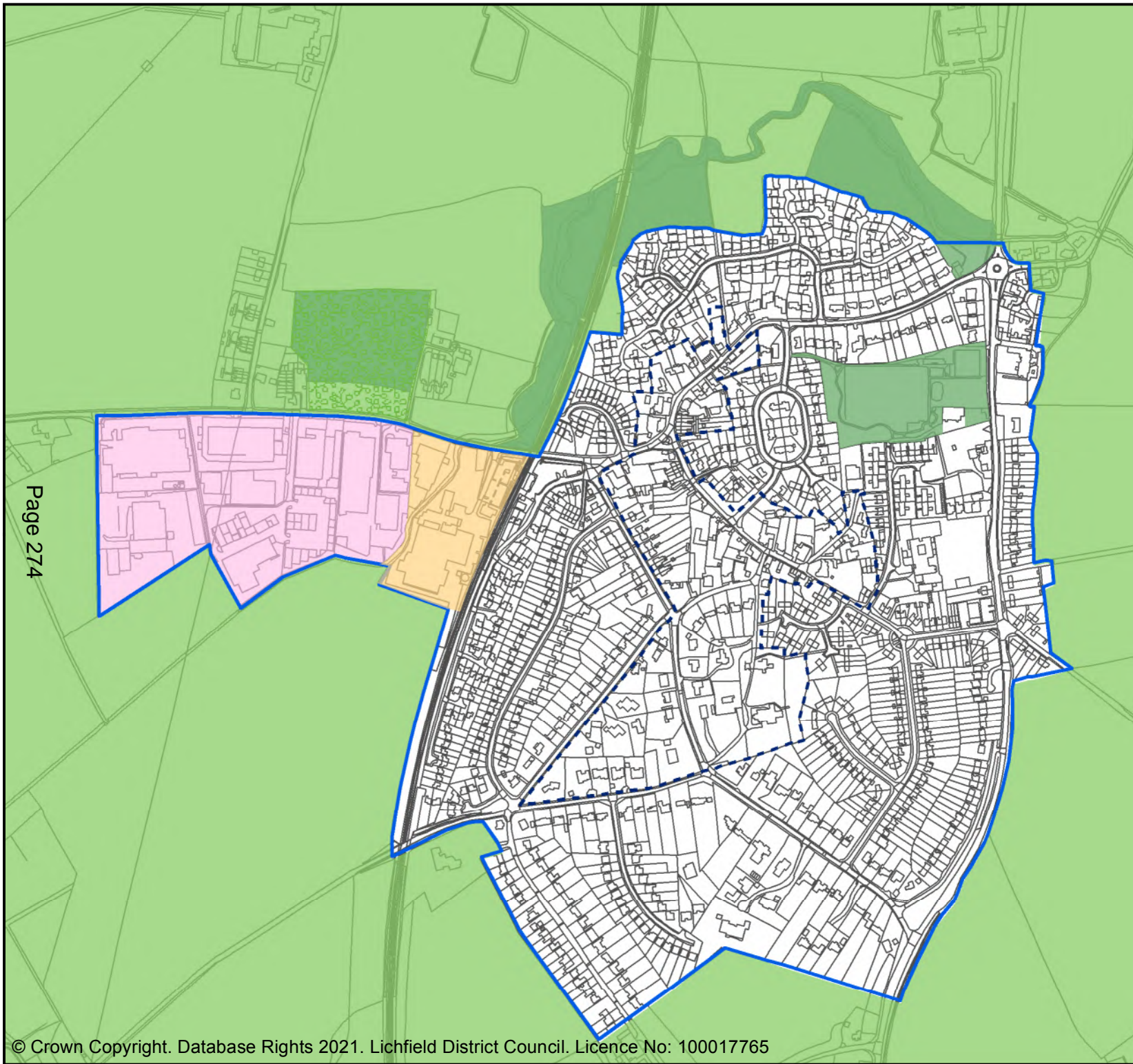
All inset lies within the Cannock Chase SAC policy area (Policy NR5)

## Key

-  Village settlement boundaries (Strategic Policy SP1, SP12)
-  Existing employment areas (Strategic Policy SP1, SP13)
-  Conservation areas (Strategic Policy SP1, SP17)
-  Trees & Woodlands (Ancient Woodland) (Strategic Policy SP15, Local Policy NR2, NR3)
-  Local Green Space (see Shenstone neighbourhood plans)
-  Green Belt (Strategic Policy SP1, SP11, Local Policy SD2, H3, E1)

## 'Saved' policies




-  Non-strategic housing allocations saved policy (Saved Policy S1, see Shenstone Neighbourhood Plan)

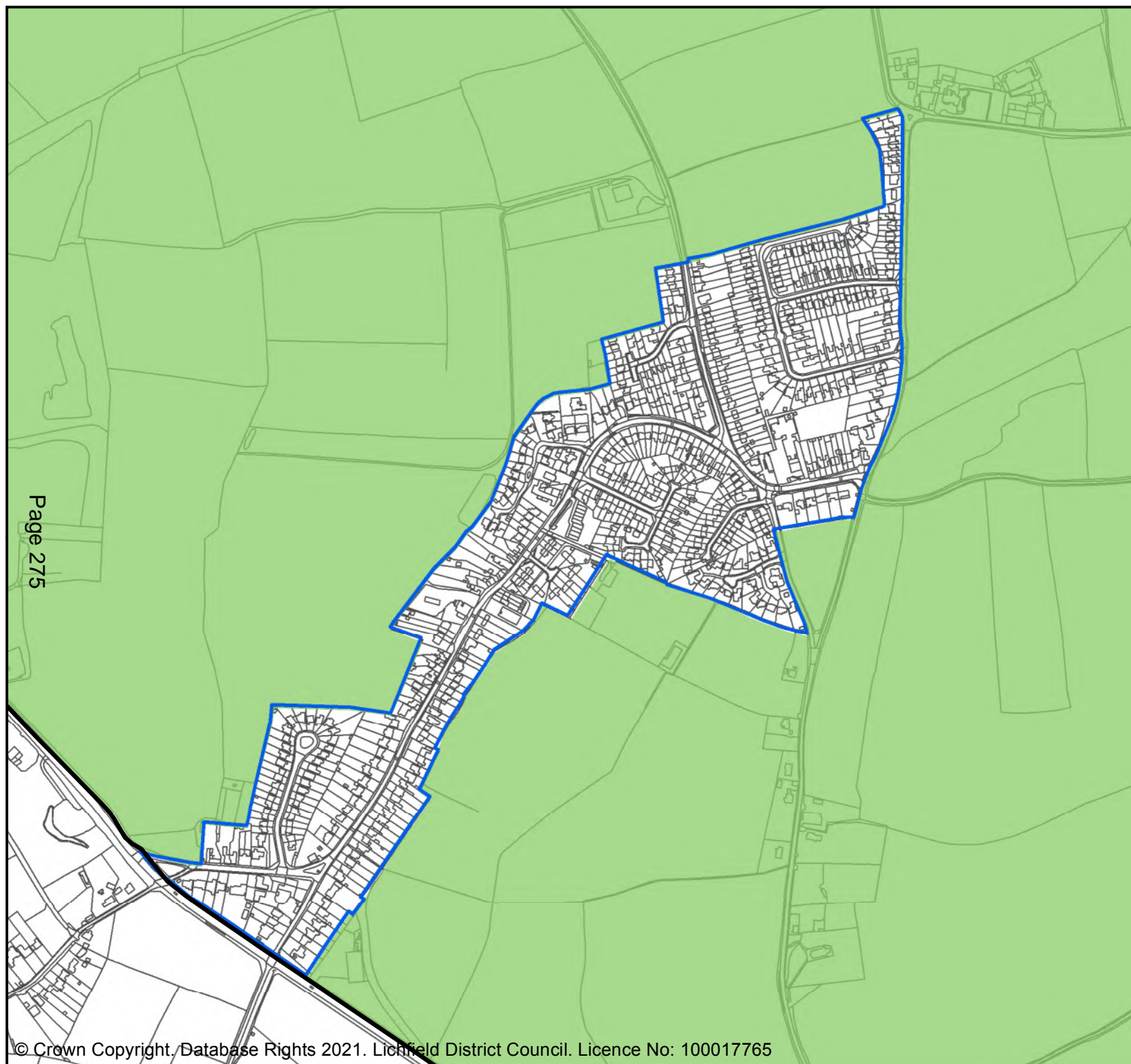


# INSET 22 STONNALL

All inset lies within the Cannock Chase SAC policy area (Policy NR5)

## Key




-  Lichfield district boundary
-  Village settlement boundaries (Strategic Policy SP1, SP12)
-  Green Belt (Strategic Policy SP1, SP11, Local Policy SD2, H3, E1)

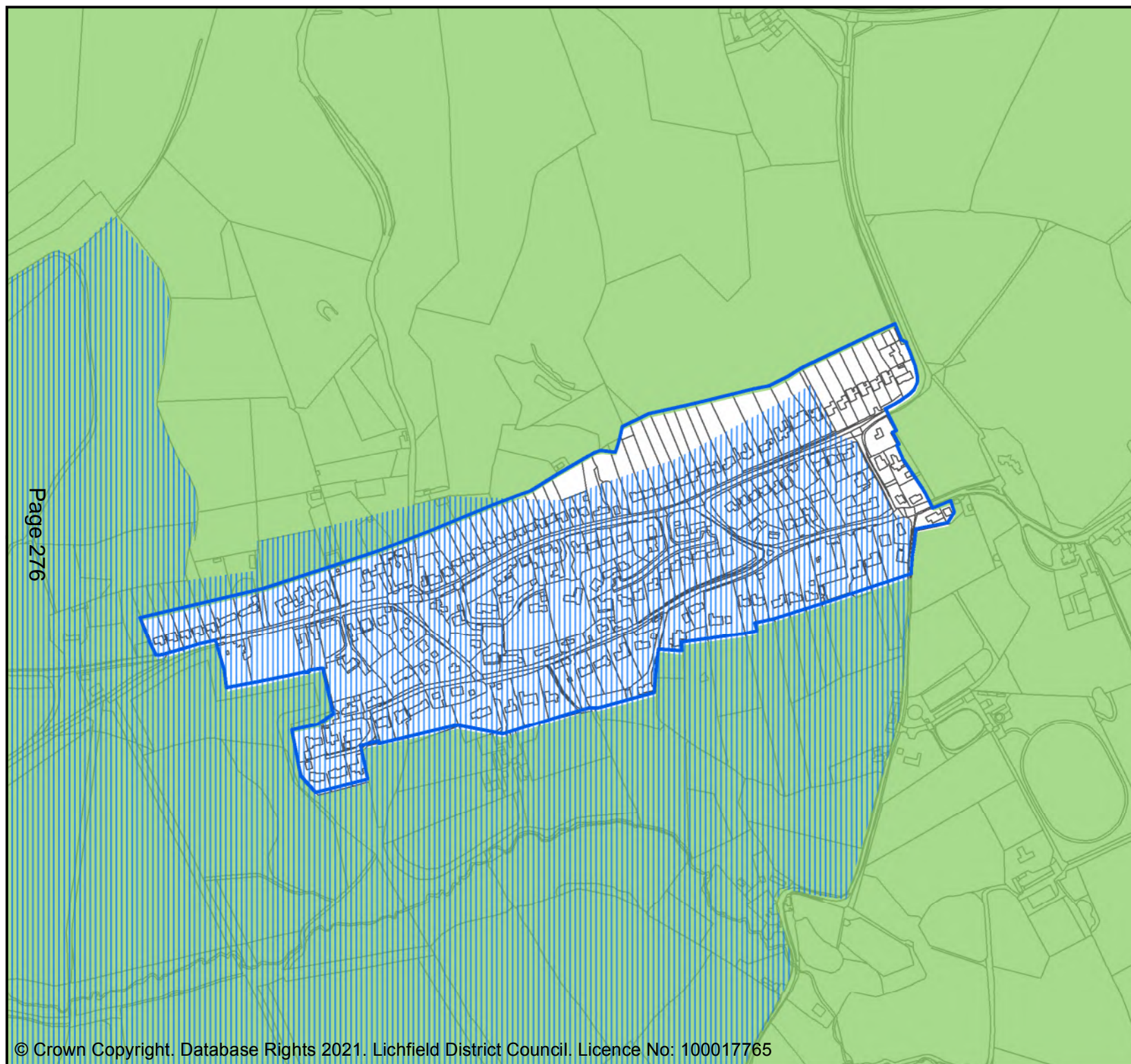


# INSET 23 UPPER LONGDON

All inset lies within the Cannock Chase SAC policy area (Policy NR5)






## Key

-  Village settlement boundaries (Strategic Policy SP1, SP12)
-  Area of Outstanding Natural Beauty (Strategic Policy SP1, SP15, Local Policy NR6)
-  Green Belt (Strategic Policy SP1, SP11, Local Policy SD2, H3, E1)




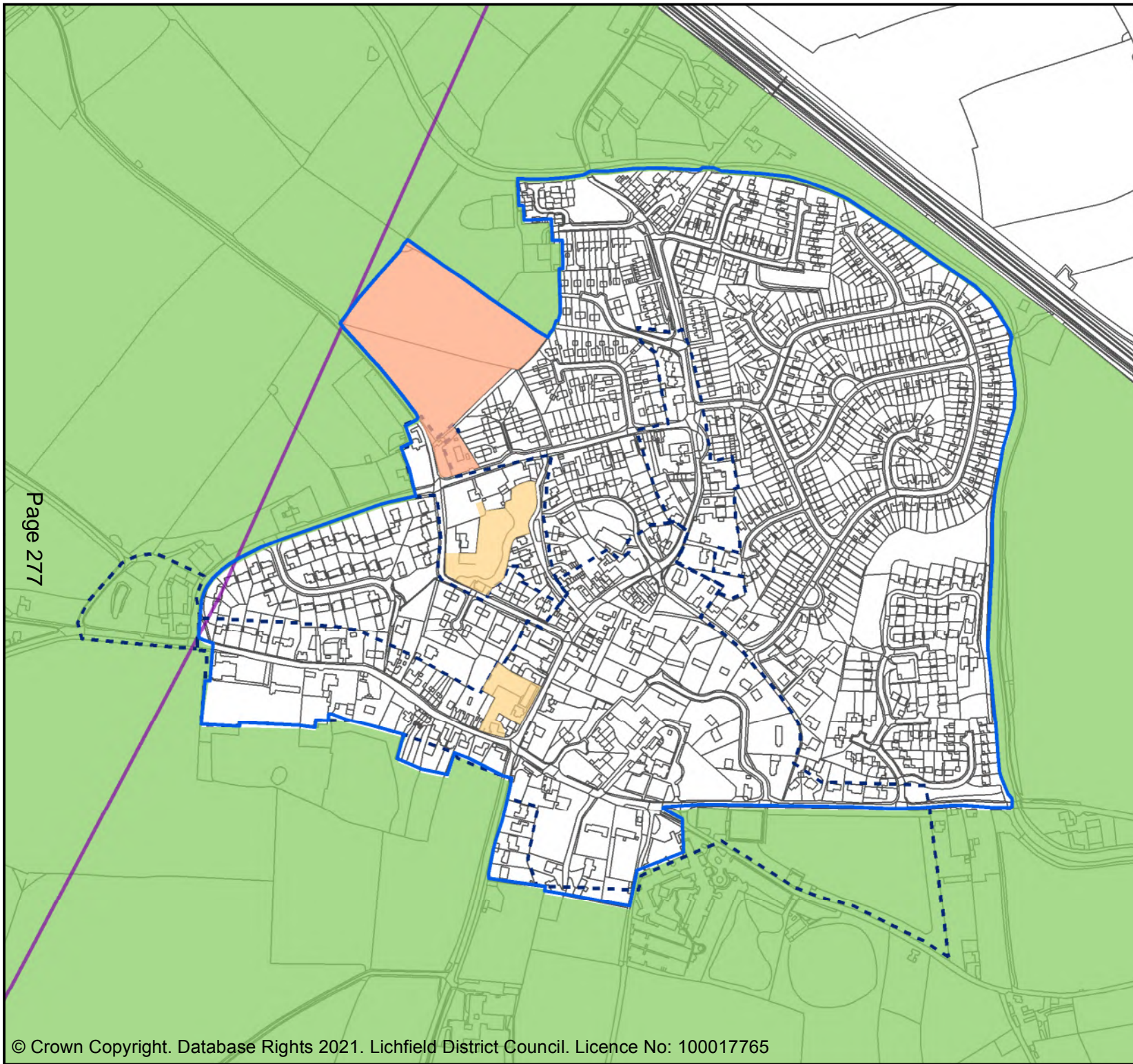
# INSET 24 WHITTINGTON

## Key

-  Village settlement boundaries (Strategic Policy SP1, SP12)
-  Strategic housing allocations (Strategic Policies SP1, SP12, SHA4)
-  Conservation areas (Strategic Policy SP1, SP17)
-  Cannock Chase SAC policy area (Strategic Policy SP1, SP15, Local Policy NR5)
-  Green Belt Green Belt (Strategic Policy SP1, SP11, Local Policy SD2, H3, E1)




## 'Saved' policies

-  Non-strategic housing allocations saved policy (Saved Policy W1)




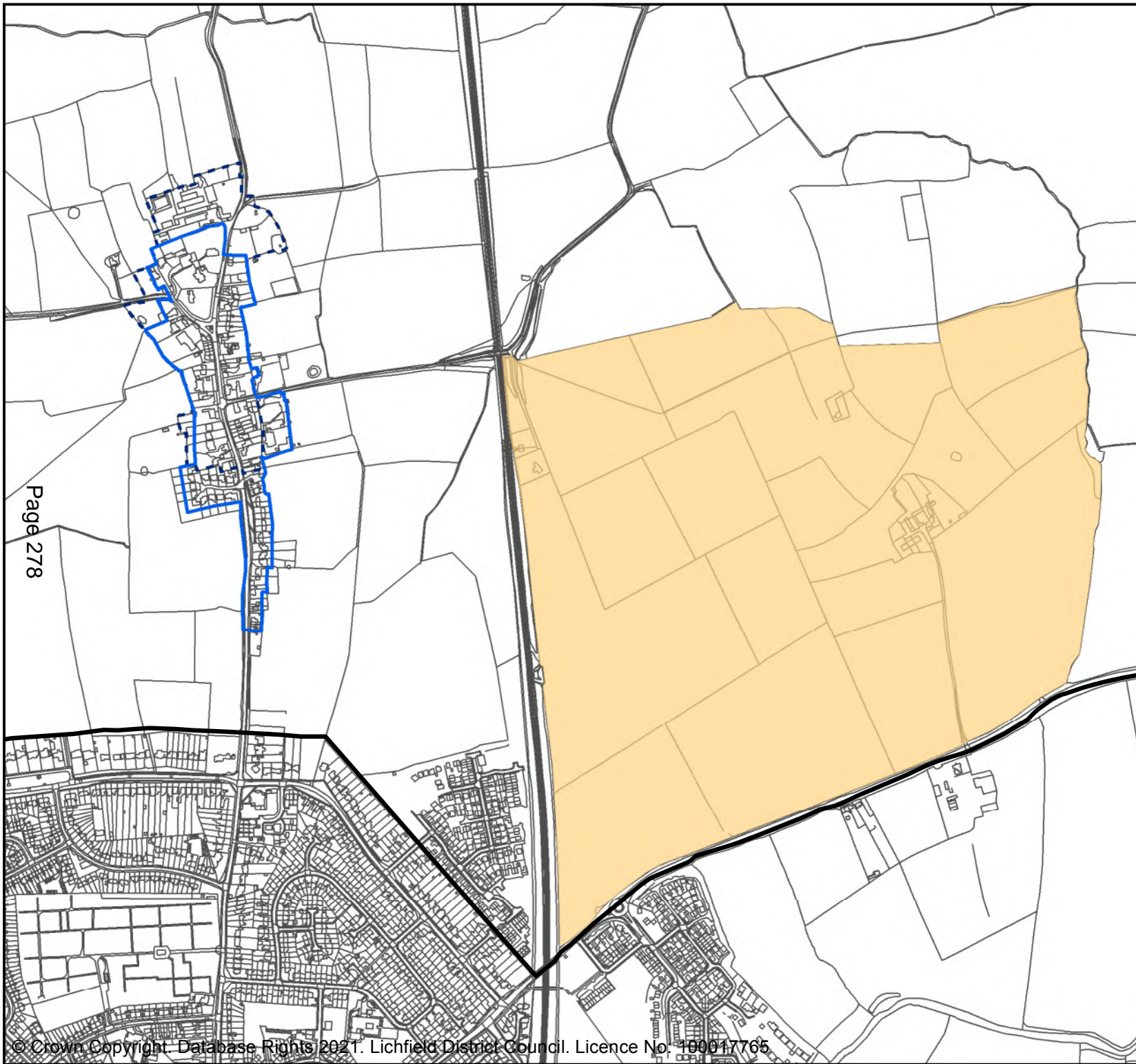
# INSET 25 WIGGINTON & NORTH OF TAMWORTH

## Key

-  Lichfield district boundary
-  Village settlement boundaries (Strategic Policy SP1, SP12)
-  Conservation areas (Strategic Policy SP1, SP17)

## 'Saved' policies

-  Non-strategic housing allocations saved policy (Saved Policy NT1)



**Local Plan 2040 – Evidence Base Documents**

<b>Evidence Base Document</b>	<b>Location</b>
<b>Built Historic Environment</b>	
Heritage Impact Assessment of Strategic Sites	<a href="https://www.lichfielddc.gov.uk/downloads/download/297/heritage-impact-assessment">https://www.lichfielddc.gov.uk/downloads/download/297/heritage-impact-assessment</a>
<b>Economic Development</b>	
Employment Land Availability Assessment 2020	<a href="https://www.lichfielddc.gov.uk/downloads/file/1696/employment-land-availability-assessment-2020">https://www.lichfielddc.gov.uk/downloads/file/1696/employment-land-availability-assessment-2020</a>
<b>Healthy and Safe Communities</b>	
Playing Pitch Assessment Report 2020	<a href="https://www.lichfielddc.gov.uk/downloads/file/1700/playing-pitch-strategy-assessment-report-2020">https://www.lichfielddc.gov.uk/downloads/file/1700/playing-pitch-strategy-assessment-report-2020</a>
Playing Pitch Strategy Action Plan 2020	<a href="https://www.lichfielddc.gov.uk/downloads/file/1702/playing-pitch-strategy-and-action-plan-2020">https://www.lichfielddc.gov.uk/downloads/file/1702/playing-pitch-strategy-and-action-plan-2020</a>
Open Space Assessment 2020	Awaiting Publication
<b>Infrastructure</b>	
Infrastructure Delivery Plan 2021	Awaiting Publication
Transport	TBA, in progress
<b>Natural Resources</b>	
Cannock Chase SAC Visitor Study & Zone of Influence Update	TBA, in progress
Green Belt Review 2019	<a href="https://www.lichfielddc.gov.uk/downloads/file/1397/green-belt-review-2019">https://www.lichfielddc.gov.uk/downloads/file/1397/green-belt-review-2019</a>
Green Belt Review Phase 2	Awaiting Publication
Ecology Nature Recovery Network Mapping 2019	<a href="https://www.lichfielddc.gov.uk/downloads/file/1400/ecology-nature-recovery-network-mapping-2019">https://www.lichfielddc.gov.uk/downloads/file/1400/ecology-nature-recovery-network-mapping-2019</a>
<b>Our Settlements</b>	
Settlement Sustainability Study 2020	<a href="https://www.lichfielddc.gov.uk/downloads/file/1697/settlement-sustainability-study-2020">https://www.lichfielddc.gov.uk/downloads/file/1697/settlement-sustainability-study-2020</a>
<b>Homes for the future</b>	
Strategic Housing Land Availability Assessment	<a href="https://www.lichfielddc.gov.uk/downloads/file/1767/strategic-housing-land-availability-assessment-2020">https://www.lichfielddc.gov.uk/downloads/file/1767/strategic-housing-land-availability-assessment-2020</a>
Gypsy and Traveller Accommodation Assessment 2019	<a href="https://www.lichfielddc.gov.uk/downloads/file/1393/gypsy-and-traveller-accommodation-assessment-2019">https://www.lichfielddc.gov.uk/downloads/file/1393/gypsy-and-traveller-accommodation-assessment-2019</a>
Local Plan Housing Site Selection Paper	2021 Update in Progress, previous version: <a href="https://www.lichfielddc.gov.uk/downloads/file/1395/housing-site-selection-paper-2019">https://www.lichfielddc.gov.uk/downloads/file/1395/housing-site-selection-paper-2019</a>

Housing and Employment Demands and Needs Assessment 2020	<a href="https://www.lichfielddc.gov.uk/downloads/file/1758/housing-and-economic-development-needs-assessment-lichfield-tamworth-november-2020">https://www.lichfielddc.gov.uk/downloads/file/1758/housing-and-economic-development-needs-assessment-lichfield-tamworth-november-2020</a>
<b>Sustainable Communities</b>	
Climate Change Adaption and Mitigation Study 2020	<a href="https://www.lichfielddc.gov.uk/downloads/file/1730/staffords-hire-climate-change-adaptation-mitigation-study-2020">https://www.lichfielddc.gov.uk/downloads/file/1730/staffords-hire-climate-change-adaptation-mitigation-study-2020</a>
Strategic Flood Risk Assessment Level 1 2019	<a href="https://www.lichfielddc.gov.uk/downloads/file/1387/southern-staffordshire-strategic-flood-risk-assessment-2019">https://www.lichfielddc.gov.uk/downloads/file/1387/southern-staffordshire-strategic-flood-risk-assessment-2019</a>
Strategic Flood Risk Assessment Level 2 for Strategic Sites 2020	<a href="https://www.lichfielddc.gov.uk/downloads/file/1698/lichfield-district-flood-risk-assessment-level-2-october-2020">https://www.lichfielddc.gov.uk/downloads/file/1698/lichfield-district-flood-risk-assessment-level-2-october-2020</a>
Water Cycle Study	<a href="https://www.lichfielddc.gov.uk/downloads/file/1800/southern-staffordshire-councils-water-cycle-study-february-2020">https://www.lichfielddc.gov.uk/downloads/file/1800/southern-staffordshire-councils-water-cycle-study-february-2020</a>
Air Quality Action Plan 2019	<a href="https://www.lichfielddc.gov.uk/downloads/file/1474/air-quality-action-plan-2019">https://www.lichfielddc.gov.uk/downloads/file/1474/air-quality-action-plan-2019</a>
<b>Supporting Local Plan 2040 Documents</b>	
Habitat Regulations Assessment	2021 Update in Progress, previous version: <a href="https://www.lichfielddc.gov.uk/downloads/file/1368/local-plan-review-preferred-options-habitat-regualtions-assessment">https://www.lichfielddc.gov.uk/downloads/file/1368/local-plan-review-preferred-options-habitat-regualtions-assessment</a>
Sustainability Appraisal	2021 Update in Progress, previous version: <a href="https://www.lichfielddc.gov.uk/downloads/file/1366/local-plan-review-preferred-options-sustainability-appraisal">https://www.lichfielddc.gov.uk/downloads/file/1366/local-plan-review-preferred-options-sustainability-appraisal</a>
Local Plan and CIL Viability Assessment 2020	<a href="https://www.lichfielddc.gov.uk/downloads/download/267/viability-evidence">https://www.lichfielddc.gov.uk/downloads/download/267/viability-evidence</a>



# **Lichfield District Local Plan 2040**

## **Proposed Submission Plan (Reg 19)**

### **Interim Sustainability Assessment**

#### **(For Cabinet consideration only)**

**On behalf of Lichfield District Council**

**January 2021**

## Document Control


Project: Sustainability Assessment


Client: Lichfield District Council

Job Number: 784-A118260

### Document Checking:

Prepared by:	Katie Gregory	Signed:	
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Verified by:	Mark Walton	Signed:	
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Issue	Date	Status
1	13 <sup>th</sup> January 21	Draft for Client
2	18 <sup>th</sup> January 21	Revised Draft for Client
3	27 <sup>th</sup> January 21	Final

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Appendix C - Scoping Report - Consultation comments and responses

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Appendix F - Matrix of allocated housing options (Strategic Policy H12: Housing Provision)

Appendix G - Matrix of Vision and Objectives against SA Objectives

## 1.0 Introduction

### 1.1 Background

1.1.1 Lichfield District Council (The Council) is currently preparing the Lichfield District Local Plan 2040 (formerly the Local Plan Review) (the Plan), which will set out the following:

- Spatial Strategy;
- Vision for the District;
- strategic objectives for the District;
- Strategic and local policies;
- Site allocations;
- Monitoring and implementation framework for the next 15 years.

1.1.2 The extant Lichfield District Local Plan comprises:

- The Local Plan Strategy (adopted 17<sup>th</sup> February 2015);
- The Local Plan Allocations (adopted 16<sup>th</sup> July 2019); and
- Any 'made' neighbourhood plans.

The above documents will guide new development in the District for the period 2008 to 2029. The Local Plan 2040, the subject of this sustainability appraisal, comprises a full review of the Spatial Strategy set out in the adopted Local Plan Strategy and an associated review of the vision, strategic objectives and planning policies that support the Spatial Strategy. Once adopted the Local Plan 2040 will replace the extant Lichfield District Local Plan documents.

1.1.3 The Council prepared and consulted upon the Local Plan Review: Preferred Options document between November and December 2019. This represented the third stage in the Local Plan 2040 process. The Council has now reached the final stage of this process and produced the Local Plan 2040: Proposed Submission Plan in accordance with Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended).

1.1.4 The preparation of the Lichfield District Local Plan 2040 will be the subject of an integrated Sustainability Appraisal (SA) and Strategic Environmental Assessment (SEA) (hereafter referred to as SA) in line with the requirements of:

- Planning and Compulsory Purchase Act 2004;
- Statutory Instrument 2004 No. 1633: The Environmental Assessment of Plans and Programmes Regulations 2004 (SEA Regulations);

- Statutory Instrument 2012 No. 767: Town and Country Planning (Local Planning) (England) Regulations 2012;
- National Planning Policy Framework (NPPF); and
- Planning Policy Guidance (PPG).

- 1.1.5 WYG have been appointed to undertake a Sustainability Appraisal (incorporating the provisions of the EU SEA Directive) (hereafter referred to as SA) of the Lichfield District Local Plan 2040: Proposed Submission Plan. WYG are highly experienced in completing SAs and SEAs of spatial planning documents.
- 1.1.6 A Habitats Regulations Assessment (HRA) of the Lichfield District Local Plan 2040: Proposed Submission Plan has been prepared by Footprint Ecology. The HRA is presented as a separate 'standalone' document but the findings of the HRA to date have been taken into account in this interim SA, further iterations of the SA will take into account further iterations of the HRA.
- 1.1.7 This 'interim' document comprises an initial draft of the Sustainability Appraisal Report (SA Report) for the Lichfield District Local Plan 2040: Proposed Submission Plan (2021). **The 'interim' document has been prepared to assist Lichfield District Council Cabinet in their consideration of the sustainability issues associated with the on-going production of the Regulation 19 version of the Lichfield District Local Plan 2040: Proposed Submission Plan.** This 'interim' document does not include a detailed analysis or appraisal of all the reasonable alternative site options being considered for new residential and employment allocations within the Proposed Submission Plan. The full analysis of all the reasonable alternative site options will be set in the final version of the SA Report prepared to accompany the Regulation 19 version of the Lichfield District Local Plan 2040: Proposed Submission Plan.
- 1.1.8 Once the Regulation 19 version of the Lichfield District Local Plan 2040: Proposed Submission Plan has been prepared an updated SA Report will be prepared that meets all the requirements of an 'Environmental Report' set out at Paragraph 12 and Schedule 2 of the SEA Regulations 2004 and a 'Sustainability Appraisal Report' required by Section 19 (5) (b) of the Planning and Compulsory Purchase Act 2004. The final SA report will also been prepared in line with the Government Guidance entitled 'Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents: Guidance on Regional Planning Bodies and Local Planning Authorities' dated November 2005.

## 1.2 Lichfield District Local Plan 2040– Purpose and Objectives

1.2.1 Lichfield District Council is seeking to pursue a plan that meets the future social, economic and environmental needs of the District. The Local Plan 2040s purpose is to shape the future of the District for the plan period up to 2040. The Proposed Submission version of the Local Plan sets an overall vision for the District which states:

***In 2040, residents of our district will continue to be proud of their communities. They will experience a strong sense of local identity, of safety and of belonging. Our communities will take pride in our district's history and culture, its well cared for built and natural environment, its commitment to addressing issues of climate change, and the range of facilities our district has to offer.***

***People in Lichfield will live in healthy and safe communities which provide opportunities for people to be active and healthy and to avoid social isolation and loneliness. Our residents will be able to access quality homes which meet their needs, local employment, facilities and services all of which provide communities with clean, green and welcoming places.***

***Our residents will have access to education provision which provides the skills and training to suit their aspirations and personal circumstances.***

***Those visiting the district will experience the opportunities and assets which our residents take pride in. Visitors to our district will be encouraged to stay for longer and wish to return and promote the area to others.***

***The need to travel by car will be reduced through improvements to public transport, walkways, cycle routes and the canal network.***

***Growth in our district will focus on enhancing the sustainability of our villages, delivering key infrastructure requirements to enable these communities to become cohesive, inclusive and healthy places where historic assets are enhanced and make a positive contribution to local character and distinctiveness.***

***Our existing largest sustainable settlements will continue to play the most significant role in enabling our district to grow, particularly until 2040. This will enhance the potential for sustainable commuting and footfall for retail and services in the City. In the longer term, beyond this plan period a new settlement may play a part in providing for the growth of our district, creating a community that will be a place where families will aspire to live.***

***Development, wherever it occurs in our district, will provide the right type of infrastructure to address improvements to education, skills, training, health and incomes, leading to reduced levels of deprivation.***

***The district's natural environment and varied landscapes will be conserved and enhanced. Locally important green spaces and corridors will meet recreational and health needs. Sustainable development will help protect the biodiversity, cultural and amenity value of the countryside and will minimise use of scarce natural and historic resources, contributing to mitigating and adapting to the effects of climate change.***

1.2.2 The vision for the District was the subject of an earlier Sustainability Appraisal process and thus is considered 'fit for purpose' for identifying the spatial options to be taken forward in the Lichfield District Local Plan 2040.

1.2.3 To support the above Vision the Local Plan 2040 sets 15 strategic objectives for delivering sustainable economic growth, healthy and safe communities and an integrated infrastructure network within an attractive environment. These are:

Strategic objective & priority 1 - Sustainable Communities:

*Development will be directed principally towards creating a sustainable urban extension for Lichfield City. This will ensure that the existing infrastructure of the City can be utilised and reinforced, that the majority of new development allocated within this plan will be near to a rail hub ensuring that commuting by a range of sustainable means will be achievable.*

*An Area Action Plan (AAP) will be prepared for Burntwood, to maximise the potential for joined up retail and town centre development. Development potential for the settlement will be addressed in that document, with the Local Plan allocating safeguarded land to allow the settlement to grow in the longer term beyond the plan period, should the safeguarded land be required.*

*Development will follow the settlement hierarchy, with smaller allocations being made as urban extensions to larger service villages to ensure they can continue to grow and deliver local needs.*

*This will ensure that the development of new homes, employment, commercial development and other facilities will contribute to the creation of balanced and sustainable communities by being focused on appropriate settlements, maximising the use of existing infrastructure and reducing the necessity of car use wherever possible.*

*This strategy will produce benefits in increasing the sustainability of development, allocating the majority of need in non-greenbelt locations, and ensuring new communities are well associated with existing settlements and services.*

#### Strategic objective & priority 2 - Rural Communities: Development in smaller service villages, smaller rural villages and our wider rural areas

*Rural communities will continue to grow through small scale incremental development where this is in accordance with the development plan, including relevant neighbourhood plans.*

#### Strategic objective & priority 3- Climate Change

*Development should meet the needs of Lichfield District's communities whilst minimising its impact on the environment and mitigating and adapting to the effects of climate change.*

#### Strategic objective & priority 4 – Infrastructure

*To deliver appropriate infrastructure, through partnership working and contributions for new development. To meet the need for increased infrastructure necessary to support new and existing communities, including assisting in the goal of community regeneration and infrastructure and service improvement where required.*

#### Strategic objective & priority 5 – Sustainable Transport

*New development and regeneration of existing development should reduce the need for people to travel by directing growth towards the most sustainable locations. Over the period of the plan new growth should always seek to increase the opportunities for travel using sustainable forms of transport including securing improvements to public transport, walking and cycling infrastructure. New development should integrate well with existing settlements and not create dislocated or isolated new communities dependent on the car.*



#### Strategic objective & priority 6 – Meeting Housing Need

*Throughout the plan period new development proposals and decisions should seek to create an appropriate mix of market, specialist and affordable homes that are well designed and meet the needs of our existing and new residents.*

#### Strategic objective & priority 7 – Economic Prosperity

*To promote economic prosperity for the district, and its residents, decisions, plans, policies and programmes should actively support measures which enable the local economy to thrive and adapt to changing economic circumstances and make the most of newly arising economic opportunities.*

#### Strategic objective & priority 8 – Employment Opportunities

*The local plan, and planning decisions should encourage employment opportunities within the district wherever this is sustainable and in accordance with the plan as a whole. They should encourage development of new enterprise and support the diversification of existing businesses to meet the identified needs and aspirations of the community.*

#### Strategic objective & priority 9 – Our Centres

*Over the plan period, the local plan and planning decisions will seek to continue to help our city centre thrive, serving Lichfield City and beyond. Through the mechanism of a proposed Area Action Plan we will seek an enlarged and improved town centre for Burntwood which meets the community's needs and aspirations. Across the district decisions, plans, policies and programmes should encourage a vibrant network of centres to develop and keep on developing, that serve to stimulate economic activity and provide for the needs of local communities.*

#### Strategic objective & priority 10 – Visitor economy

*The local plan and planning decisions will seek to increase the attraction of the district as a tourist destination through supporting and promoting the growth of existing tourist facilities and attractions. Part of the delivery of this objective will be the provision of a greater variety of accommodation for visitors, the development of new attractions which are appropriate in scale and character to their locations and the enhancement of our existing attractions.*

#### Strategic objective & priority 11 – Health & Safe Lifestyles

*Planning decisions, plans, policies and programmes across the plan period should seek to create environments that promote and support healthy choices and enable our residents to live longer, have a better quality of life and feel safer and more secure. Part of delivering this will be: improving the quality and availability of open space, outdoor and indoor leisure and cultural facilities, providing active travel opportunities well linked to existing facilities, and wherever possible designing out crime and the fear of crime including the potential for antisocial behaviour.*

#### Strategic objective & priority 12 – Countryside Character

*Planning policies and decisions should give great weight to protecting and enhancing the quality and character of the countryside. Development which takes place must address rural development needs and contribute positively to local character through enhancements to the environment and preserving the openness of the Green Belt.*

#### Strategic objective & priority 13 – Natural Resources

*All decision making should seek to protect, enhance and expand the quality and diversity of the natural environment within and outside of our urban areas and help realise the positive contributions which can be made to address climate change.*

#### Strategic objective & priority 14 - Built Environment

*Throughout the plan period and beyond, the district's historic environment and local distinctiveness will be preserved and enhanced. Plans and decisions will ensure an appropriate balance between built development and open space, protecting the character of residential areas, protecting existing open spaces and improving accessibility to open spaces.*

#### Strategic objective & priority 15 - High Quality Development:

*All planning decisions and documents will reflect that high-quality design in new proposals, and in the redesign or alterations to existing buildings and landscapes is essential to retain the character and attractiveness of the district. Planners will work with developers to ensure that design standards are retained and raised, and poor quality design will not be approved.*

- 1.2.4 To meet the above objectives and overall vision, the Lichfield District Local Plan 2040 will bring forward a proportionate level of new development, including the associated new dwellings and the provision of new employment land, for the period up to 2040. The Vision and Strategic objectives set out the Council's aim to accommodate growth and associated infrastructure, whilst protecting the District's built and natural environment and delivering a high quality of life for the District's residents, visitors and workers.

### **1.3 Baseline Context**

- 1.3.1 Lichfield District is located in south east Staffordshire and is situated adjacent to the West Midlands Conurbation. The District has a population of 103,100 which has increased by 2.18% since 2010. However, the population of the District is growing at a slower rate than the West Midlands (3.4%). The age structure of Lichfield shows that the District has a higher than the national average of elderly people over 65 years old. In addition, the number of people of 65 years old exceeds the number of children under the age of 15.
- 1.3.2 The District has two main settlements, the cathedral City of Lichfield and the town of Burntwood but also supports many villages that are set within a predominantly rural landscape. The key rural settlements are Armitage with Handsacre, Alrewas, Shenstone, Whittington, Fazeley Mile Oak & Bonehill. The southern extent of Lichfield District is covered by the West Midlands Green Belt.
- 1.3.3 The District has excellent transport links being well served by local routes such as the A51, A515 and A5127 together with easy access from the M6 Toll, A38 (T), A5148 (T) and A5(T). Lichfield District has four train stations, Lichfield City, Lichfield Trent Valley, Rugeley Trent Valley and Shenstone.
- 1.3.4 Economic inactivity in the working age population of Lichfield is lower than the regional and national indicators. This is due, in part, to the high level (38.5%) of working age people in Lichfield who are retired. This level is more than double the West Midlands and Great Britain figure. The number of benefit claimants in Lichfield is significantly below the regional and national averages.
- 1.3.5 The weekly earnings by residents of Lichfield District are higher than both the regional and national figures. However, as the weekly earnings by workplace within the District is lower than the national average, this indicates the significant amount of out migration of workers from the District to higher salaried jobs elsewhere. The District is ranked 252 out of 326 local authorities in terms of deprivation but Chadesmead and Chasetown represent two pockets of deprivation in the District.

- 1.3.6 Male and female life expectancy are similar to both the County and National averages at 79.9 for males and 83.1 for females. Obesity rates in the District shows that two thirds of adults are either obese or overweight which is similar to the national average. In children aged 4-5 years around 23% have excess weight (either overweight or obese) increasing to 31% for children aged 10-11.
- 1.3.7 The District contains 2 European Site (Cannock Chase SAC and the River Mease SAC), 4 SSSI's and an Area of Outstanding Natural Beauty. The District also supports 78 sites of Biological Interest.
- 1.3.8 The District also contains 16 scheduled ancient monuments, a registered park and garden, 762 Listed Buildings and has 21 Conservation Areas that are designated for their 'special architectural or historic interest, the character or appearance of which is desirable to preserve or enhance'.

## **1.4 Integrated Sustainability Assessment**

- 1.4.1 The Lichfield District Local Plan 2040 and accompanying SA represent an important opportunity to drive forward the sustainability agenda and assist with urban and rural renaissance across the District. SA is a powerful tool that can not only evaluate the sustainability of the Local Plan but also help promote patterns of development and ensure that sustainability considerations are reflected in the evolution of the plan and policy preparation. An independent Sustainability Assessment has been undertaken at each stage in the preparation of the Local Plan 2040.
- 1.4.2 This 'interim' SA Report has been prepared to assist Lichfield District Council Cabinet in their consideration of the emerging Lichfield District Local Plan 2040: Proposed Submission Plan to ensure that the principles of sustainable development are at the core of the decision-making process in a transparency and open manner. The 'interim' SA Report provides an independent qualitative assessment of the sustainability implications of all potential spatial allocations and policies in the Local Plan considered so far based on the evidence base currently available.
- 1.4.3 Once the Regulation 19 version of the Local Plan 2040 has been prepared the finalised SA Report will be made available for public consultation alongside the Lichfield District Local Plan 2040: Proposed Submission Plan.

## **1.5 Structure of this Sustainability Appraisal Report**

- 1.5.1 This chapter of the 'interim' SA report provides an introduction to the Lichfield District Local Plan 2040: Proposed Submission Plan, the baseline context of Lichfield District and the integrated SA process. The remainder of the report is structured as follows:

- Chapter 2 – outlines the methodology of the SA;
- Chapter 3 – provides sustainability context and objectives of the Plan;
- Chapter 4 – appraisal of ‘reasonable’ options/alternatives considered;
- Chapter 5 – appraisal of the significant effects associated with the options;
- Chapter 6 – outlines the residual effects;
- Chapter 7 – Monitoring; and
- Chapter 8 - Conclusions/Next Steps.

## **1.6 How to comment on this Sustainability Appraisal Report**

1.6.1 This ‘interim’ SA Report has been prepared to assist Lichfield District Council Cabinet in their consideration of the sustainability issues associated with the on-going production of the Regulation 19 version of the Lichfield District Local Plan 2040: Proposed Submission Plan. A final version of the SA Report will be prepared and published for comment as part of the statutory consultation process alongside the Lichfield District Local Plan 2040: Proposed Submission Plan.

1.6.2 The consultation methods and bodies (included the three statutory environmental consultation bodies for the final SA Report set out in the SEA Regulations (namely Natural England, Environment Agency and English Heritage) you have any comments on this report please responds in either of the following ways:

- Online via the website: <https://lichfielddc-consult.objective.co.uk/portal>
- Email: [developmentplans@lichfielddc.gov.uk](mailto:developmentplans@lichfielddc.gov.uk)
- In writing to: Spatial Policy and Delivery, Lichfield District Council, District Council House, Frog Lane, Lichfield, WS13 6YZ

## 2.0 Methodology of the Sustainability Assessment

### 2.1 Introduction

- 2.1.1 Under Section S19(5) of the Planning and Compulsory Purchase Act 2004 and the SEA Regulations which came into force in England and Wales in July 2004, SA and Strategic Environmental Assessment (SEA) are mandatory for all Local Plans and Supplementary Planning Documents (SPDs). S39 of the Act requires Local Plans/SPDs to be prepared with a view to contributing to the achievement of sustainable development. SA is one way of helping fulfil this duty through a structured appraisal of the economic, social and environmental sustainability of the plan. The production of a SA is one of the “*tests of soundness*” of a Local Plan/SPD.
- 2.1.2 The requirement to undertake SEA is established in the EU by the European Directive 2001/42/EC, ‘*The Assessment of the Effects of Certain Plans and Programmes on the Environment*’ (commonly known as the SEA Directive). The SEA Directive is transposed into English law by the SEA Regulations.
- 2.1.3 SEA and SA are closely linked. SA aims to integrate sustainability issues into decision making by appraising the plan or strategy using environmental, social and economic objectives, whilst SEA also aims to facilitate sustainable development but its emphasis is on integrating environmental considerations into decision making through analysis of environmental issues.
- 2.1.4 Although the requirement to undertake both SA and SEA is mandatory, it is possible to satisfy the requirements of both parts of the legislation, through a single appraisal process. This approach is confirmed at Paragraph 165 of the NPPF (See paragraph 1.7.11 above).
- 2.1.5 Further guidance on the preparation of the SA in relation to the stages of Local Plan production together with the information to be covered within the SA Report is set out in the Planning Policy Guidance (PPG) dated March 2014. The PPG states at paragraph 11-009 “*The sustainability appraisal should only focus on what is needed to assess the likely significant effects of the Local Plan. It should focus on the environmental, economic and social impacts that are likely to be significant. It does not need to be done in any more detail, or using more resources, than is considered to be appropriate for the content and level of detail in the Local Plan*”. The level of detail set out in this SA Report is considered to be commensurate with the stage of Local Plan production.
- 2.1.6 The guidance goes on to state at paragraph 11-018 “*the sustainability appraisal should identify any likely significant adverse effects and measures envisaged to prevent, reduce and, as fully as possible, offset them. The sustainability appraisal must consider all reasonable alternatives and assess them*

*in the same level of detail as the option the plan-maker proposes to take forward in the Local Plan (the preferred approach)*". This is the current stage of the SA process being undertaken. The findings of this SA will be used by the Council to assess "*the overall sustainability of the different alternatives, including those selected as the preferred approach in the Local Plan*" and ultimately "*inform the selection, refinement and publication of proposals*". An assessment of the alternatives/options considered as part of the SA process is set out at Chapter 4.

## **2.2 SA Key Steps and Tasks**

- 2.2.1 SA/SEA is a five-stage process. Figure 1 below sets out each of the stages and the stage currently reached.
- 2.2.2 The preparation of this SA Report comprises the next major step in the SA of the Lichfield District Local Plan 2040 and relates to Stage B of the five stage SA process set out at Paragraph 11-013 of the Planning Practice Guidance (March 2014). As detailed below, the three previous stages in the evolution of the Local Plan 2040, Scope Issues & Options (April 2018), Preferred Option and Policy Directions (January 2019) and Preferred Options (November 2019), have all been the subject of a Sustainability Appraisal.
- 2.2.3 The District Council published the 'Lichfield District Local Plan Scoping Report' in December 2017. This document related to Stage A of the SA process. The comments received during the formal consultation period on the Scoping Report have been reviewed by the District Council and the SA Framework has been refined, see Section 2.3 below.
- 2.2.4 WYG, on behalf of Lichfield Council, updated the Scoping Report in November 2020 to have regard for the changes that have occurred since July 2019 in respect of items 2 and 3 of the Stage A process.
- 2.2.5 With reference to Section 2, the issuing of the Greater Birmingham and Black Country Housing Market Area Housing Need and Housing Land Supply Position Statement (July 2020) have been considered alongside other changes in policy context.
- 2.2.6 In relation to Section 3, the baseline data published in July 2019 has been compared to the most recently published information contained in a variety of sources including the Annual Monitoring Report, ONS, NOMIS Staffordshire Observatory etc. The statistical changes that have occurred are nearly all modest in scale.

- 2.2.7 There has been little change overall in respect of the trends identified in the previous scoping report. The issues also identified in the baseline from July 2019 therefore remain the same and the SA objectives are therefore also unaffected. A small number of minor text changes to the Scoping report have also been made to improve clarity.
- 2.2.8 A previous SA Report was the subject of a consultation process in line with the Lichfield District Local Plan: Preferred Option in November 2019.
- 2.2.9 This 'interim' SA Report represents a review and updating of Stage B of the SA process whereby the Council has considered representations and further evidence base documents since the previous consultation process to produce a Proposed Submission document. The final version of the SA report will be the subject of a consultation process in line with the Lichfield District Local Plan 2040: Proposed Submission Plan (Stage D).
- 2.2.10 The final 'Regulation 19' SA Report will be updated in light of all consultation representations received. The consultation responses and the SA Report will be used by the District Council to prepare a Submission Plan version of the Local Plan 2040.

## **2.3 Stage A – Establishing the baseline, scope and sustainability objectives**

### *Tasks A1-A3 – Sustainability Context and baseline*

- 2.3.1 The Sustainability Objectives upon which this SA is based were developed as part of the SA Stage A and represent a key aspect of the Appraisal process. The scoping stage of a SA involves the collation of evidence relating to the baseline position and policy context for the Lichfield District Local Plan 2040, culminating in a series of key sustainability issues and problems that should be a focus for the SA and to establish a sustainability framework. The Scoping Report (2020) sets out a summary of the findings of the baseline review of relevant policies, plans and programmes.
- 2.3.2 The sustainability issues relevant to the pre-submission Local Plan 2040 are set out in Section 4 (Table 4.1) of the Scoping Report (2020) but are also included at Appendix A of this report. The sustainability issues are considered to represent the current baseline position in Lichfield District.

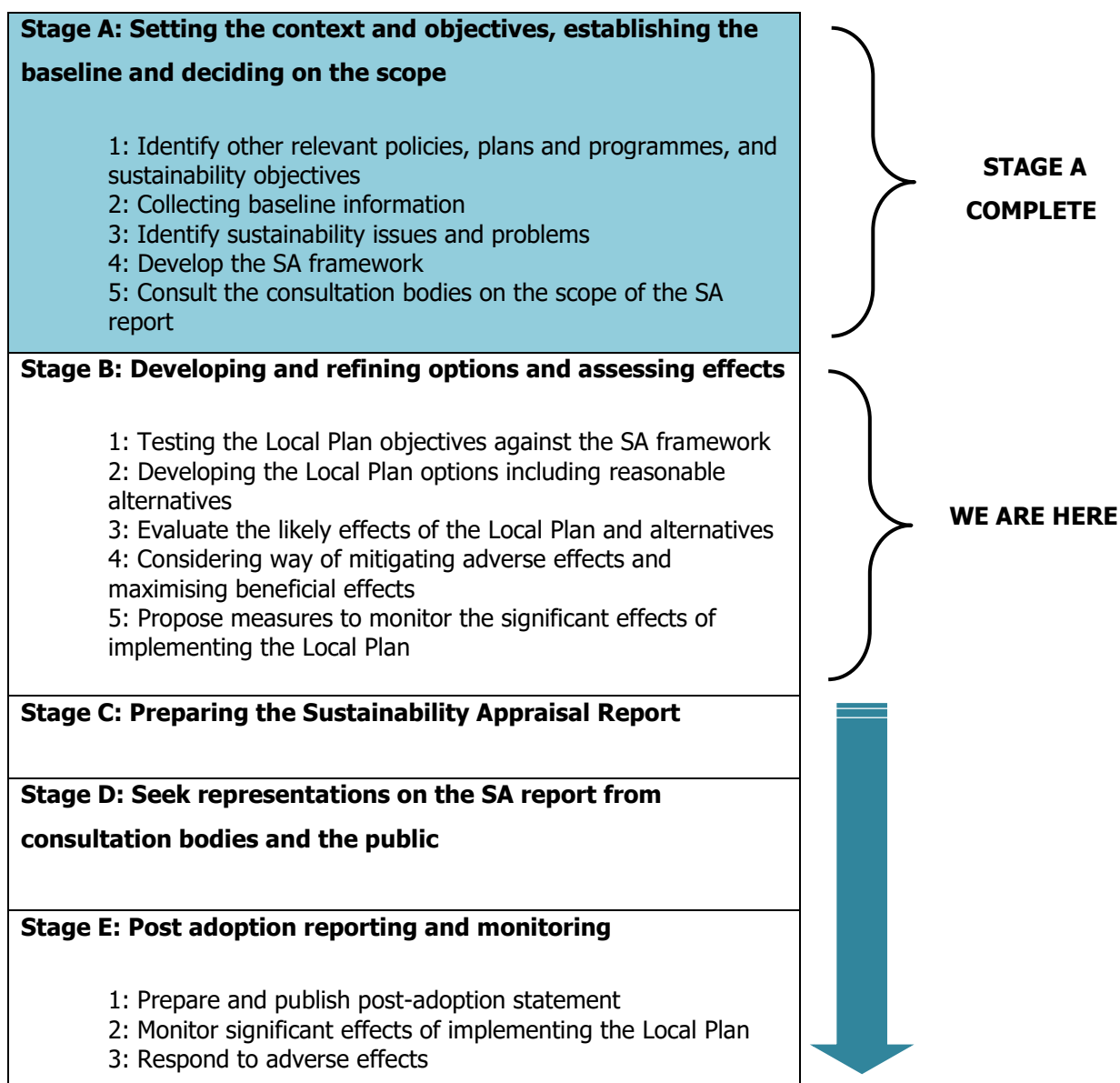
### *Inter-relationships*

- 2.3.3 Each of the SA topics and issues listed in the Scoping Report, whilst presented individually, have clear inter-relationships.



2.3.4 The main inter-relationships between each of the SA topics considered in this SA is discussed in the Scoping Report (November 2020). No other potential inconsistencies were identified during the SA process.

**Table 1: SA Process Stages**



*Task A4 – Develop the SA Framework/Objectives*

- 2.3.5 The SA framework and associated objectives were developed on an iterative basis to reflect the sustainability issues relevant to the Lichfield District Local Plan 2040. The Sustainability Objectives were used in the SA for both the 'Scope, Issues and Options' and the 'Preferred Options and Policy Directions' stages.
- 2.3.6 The Sustainability Objectives were reviewed prior to the commencement of the SA and were considered 'fit for purpose'. The Sustainability Objectives used in this SA are set out in Table 2 which also shows the topics set out in the SEA Regulations are linked to the SA Objectives which can also be seen in Table 5.1 of the Scoping Report (July 2019).

**Table 2 – Sustainability Objectives (SO)**

<b>Ref. no.</b>	<b>Sustainability Objective</b>	<b>Link to topics in SEA Regulations</b>
1	Provide housing that meets the needs of all of our existing and future residents	(b) population (j) material assets
2	To promote safe communities and reduce fear of crime	(b) population (c) human health
3	Improve access to health facilities and promote wellbeing	(b) population (c) human health
4	Maximise the use of previously developed land/ buildings and encourage the efficient use of land	(b) population (c) human health (j) material assets

5	To improve the educational attainment of the working age population	(b) population (c) human health
6	To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	(b) population (c) human health
7	To reduce and manage water and air pollution	(f) soil (g) water (h) air (i) climatic factors
8	To minimise waste and increase the recycling and reuse of waste materials	(i) climatic factors
9	To reduce <i>and manage</i> flood risk and surface water run-off	(g) water (j) material assets
10	To reduce and manage the impacts of climate change and the Districts contributions to the causes	(i) climatic factors
11	To promote biodiversity protection enhancement and management of species and habitats	(a) biodiversity (d) flora (e) fauna (f) soil
12	To ensure the protection and enhancement of the historic environment, heritage assets and <i>their</i> setting	(k) cultural heritage
13	Protect, enhance and manage the character and quality of the landscape and townscape, maintaining	(l) landscape (k) cultural heritage

	and strengthening local distinctiveness and sense of place	
14	To increase opportunities for non-car travel and reduce the need for travel	(b) population  (c) human health

2.3.7 In order to assess the preferred options against each of the SA objectives in a consistent manner, a number of appraisal questions and associated indicators have been developed. These are set out at Section 5 (Table 5.1) of the Scoping Report (2020).

2.3.8 The SA questions and indicators have been reviewed prior to the commencement of this Publication Version stage and modifications have been made to Sustainability Objective 1 through the Scoping Report (November 2020). The questions, assumptions and indicators used in this SA are presented at Appendix B.

*Tasks A5 – Consultation of the Scope of the SA - Scoping Report*

2.3.9 The Lichfield District Local Plan 2040: Scoping Report was published in November 2020 and was the subject of formal consultation with statutory consultees/stakeholders and the comments received taken into account. This included, as a minimum the three statutory environmental consultation bodies set out in the SEA Regulations (namely Natural England, Environment Agency and Historic England).

2.3.10 A summary of the comments received to the consultation exercise and the District Council’s response are presented at Appendix C. In terms of the Sustainability Objectives, two changes to the wording of the objectives used in the SA were agreed by the District Council. Historic England requested that **SO 12** was amended to include specific reference to heritage assets and *‘their setting’* and Natural England requested that **SO 7** is amended to reference ‘reduce and *manage* water and air pollution. The revised wording is set out in Table 2 above.

## 2.4 Stage B – Developing and Refining options and assessing effects

2.4.1 A Sustainability Appraisal (SA) should meet all of the requirements of the Strategic Environmental Assessment (SEA) Directive and the [Environmental Assessment of Plans and Programmes Regulations 2004](#). Regulation 12 (2) of the 2004 Regulations states that where an environmental assessment is

required an environmental report shall be prepared to "*identify, describe and evaluate the likely significant effects on the environment of –*

*(a) Implementing the plan or programme; and*

*(b) Reasonable alternatives taking into account the objectives and the geographical scope of the plan or programme".*

2.4.2 An assessment of 'reasonable' alternatives to the selected plan is required to meet the requirements of Regulation 12 of the 2004 Regulations and in doing so, identify and evaluate their sustainability impacts. The Regulations imply that alternatives that are not reasonable do not need to be subject of the SA process. For the purposes of the SA it is assumed that unreasonable alternatives include policy options that do not meet the objectives of the plan or national policy (e.g. the National Planning Policy Framework) or site options that are unavailable or undeliverable.

2.4.3 The Lichfield District Council Local Plan: Preferred Options and Policy Directions (January 2019) identified seven housing growth options. These options were considered the 'reasonable alternatives' for the purposes of that SA. The seven housing requirement options were:

- Housing Requirement Option 1 – Local housing need only
- Housing Requirement Option 2 – Local housing need plus 1,000 home contribution
- Housing Requirement Option 3 – Local housing need plus 2,000 home contribution
- Housing Requirement Option 4 – Local housing need plus 3,000 home contribution
- Housing Requirement Option 5 – Local housing need plus 4,500 home contribution
- Housing Requirement Option 6 – Local housing need plus 10,000 home contribution
- Housing Requirement Option 7 – Local housing need plus 19,000 home contribution

2.4.4 Based on the finding of the SA for Lichfield District Local Plan: Preferred Options and Policy Directions and consultation responses the Council identified a preferred direction for the Spatial Strategy. This preferred growth option, which aligns with Options 3 to 5 above, has been taken forward into the Local Plan Preferred Options and is now set out in draft Strategic Policy SP1: The Spatial Strategy.

2.4.5 The Lichfield District Local Plan: Scope, Issues and Options (April 2018) identifies six broad spatial options for the distribution of housing growth and economic growth. These options are considered the '*reasonable alternatives*' to the spatial strategy the purposes of this SA. The six spatial options are:

- Residential Growth Option 1 – Town focussed development;
- Residential Growth Option 2 – Town and Key Rural Villages Focussed Development;
- Residential Growth Option 3 – Dispersed Development;
- Residential Growth Option 4 – New Settlement Development;
- Employment Growth Option 1 – Expansion of existing employment locations; and
- Employment Growth Option 2 – New Locations

2.4.6 The preferred spatial option being taken forward in the Lichfield District Local Plan 2040: Proposed Submission Plan represents a combination of Residential Growth Option 2 and Employment Growth Option 1 and is also set out in draft Strategic Policy SP1: The Spatial Strategy.

2.4.7 Strategic Policy SP1: The Spatial Strategy defined the quantum of growth for Lichfield District for the plan period until 2040 as:

- the reuse of previously developed land and the efficient use of land will remain a key priority of the District;
- minimise and manage pressures on natural, built and historic environment, natural resources, utilities and infrastructure and areas at risk of flooding whilst also mitigating and adapting to climate change;
- proposals in existing communities and settlements will contribute to their improved sustainability, cohesion and community well-being by taking account of Neighbourhood Plans;
- new growth/development will be directed to the most sustainable locations via a hierarchy of centres and settlements;
- to deliver a minimum of 7,062 dwellings to meet local housing needs and contribute 2,665 dwellings to meeting the greater Birmingham and Black Country housing market area shortfall;
- new strategic allocations will be focussed on Lichfield and other larger service villages, namely Fradley, Fazeley and Whittington;
- strategic changes to the Green Belt will be made around Fazeley and Whittington;
- areas of safeguarding land will be identified at Burntwood Lichfield and Fazeley.

2.4.8 Strategic Policy E1: Employment and Economic Growth defines the quantum of economic growth as:

- The allocation of approximately 85 hectares of land to be informed by the ELAA;
- Supporting rural diversification;
- New business formations and sustainable forms of business will be supported;
- Encouraging education and skills development;
- Supporting the expansion, conversion and redevelopment of existing employment premises/areas; and
- Non-employment uses will not usually be supported in existing or allocated employment areas.

2.4.9 The proposed Economic Growth Strategy and the Spatial Strategy are supported by a suite of supporting planning policies that provide environmental and policy direction associated with bringing forward new development for the plan period. These policies are discussed in more detail in Section 5.

2.4.10 Lichfield District Council has also considered an alternative policy option against not implementing the plan. This 'no development' option will result in the Council relying on extant local plan policy until it becomes out of date and national guidance only. It is acknowledged that this option is not supported by the Government and also does not give the Council control over the direction or quantum of future growth or the delivery of associated infrastructure requirements but represents a 'reasonable alternative'. Policies have been assessed against a no development option in order to provide a baseline or fall-back environmental state as required by the SEA Directive.

2.4.11 The proposed Economic Growth Strategy and the Spatial Strategy set out above are considered to be the 'reasonable alternatives' in this SA are considered in more detail in Section 5.

## 2.5 Defining 'Significant effects'

2.5.1 An important factor to be identified as part of the scoping exercise of the environmental report prepared under the 2004 Regulations is the definition of '*likely significant effects*'. The 2004 Regulations (Schedule 1) specify the criteria that should be taken into account when determining likely significant effects. These criteria, which principally relate to the characteristics of the effects arising from the plan and the value and vulnerability of the area likely to be affected, are summarised as follows:

- How valuable and vulnerable is the area that is being impacted?
- What is the duration and how probable, frequent, long lasting and reversible are the effects?
- What is the magnitude and spatial scale of the effect?
- What is the cumulative nature of the effects?

2.5.2 Further detail on the nature of the significant environmental issues and the duration of effects to be assessed in the Environmental Report is provided at Schedule 2 of the 2004 Regulations which states that the likely significant effects on the environment include:

*“issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscapes and the interrelationship between the above factors. These effects should include secondary, cumulative, synergistic, short, medium and long-term permanent and temporary, positive and negative effects”.*

2.5.3 Whether an effect is significant or not is the product of two factors:

- The value of the environmental resource affected; and
- The magnitude of the impact.

2.5.4 A significant effect arises as a result of a minor impact on a resource of national value or a major impact on a resource of local value. In addition, the accumulation of many non-significant effects on similar local resources geographically spread throughout the scheme may give rise to an overall significant effect.

2.5.5 This approach to assessing and assigning significance to an environmental effect relies upon such factors as legislative requirements, guidelines, standards and codes of practice, consideration of the SA/SEA Regulations, the advice and views of statutory consultees and other interested parties and expert judgement. Based on the above, the following questions are relevant in evaluating the significance of potential environmental effects:

- Is the effect positive or negative?
- Which risk groups are affected and in what way?
- Is the effect reversible or irreversible?
- Does the effect occur over the short, medium or long term?
- Is the effect continuous or temporary?



- Does it increase or decrease with time?
- Is it of local, regional, national or international importance?
- Are national standards or environmental objectives threatened?
- Are mitigating measures available and is it reasonable to require these?

2.5.6 Each policy and residential site option is assessed (guided by the above questions) to identify the potential impact on the SA objectives. A combination of expert judgment, analysis of baseline data (contained in the Scoping Report 2020) and the definitions set out below were used to judge the potential significance of the specified effect on the plan's objectives.

## 2.6 Defining 'Reasonable Alternatives' Sites

2.6.1 The proposed Economic Growth Strategy and the Spatial Strategy identifies that the Local Plan Preferred Options should deliver, during the plan period a minimum of 7,062 dwellings to meet local housing needs and a further 2,665 dwellings to meeting the greater Birmingham and Black Country housing market area shortfall. This comprises the need to bring forward 9,727 dwellings directed to previously developed land within the most sustainable locations identified via a hierarchy of centres and settlements.

2.6.2 The Sustainability Appraisal has a key role to play in identifying allocated sites for new housing and employment growth. The starting point are all the sites identified in the Local Plan 2040 is the SHLAA (2019) and ELAA (2019).

2.6.3 A Site Selection Methodology paper has been written by the District Council taking account of relevant national planning policy and guidance alongside evidence-based studies to assess the sites within the District to determine the most appropriate sites for allocation within the Local Plan 2040. No employment sites are identified at the Local Plan: Preferred Option and therefore no assessment of alternatives employment sites was undertaken as part of this SA.

2.6.4 As shown in Figure 2, the site selection methodology developed by the District Council comprises a staged process through which sites are removed. The first stage of the site selection methodology process considers all of the sites and removes any sites below a 10-dwelling threshold and that have full planning permission, under construction or are allocated within the Local Plan Allocations document that was adopted in July 2019. This is due to the strategic nature of the Local Plan 2040 document and associated allocation.

- 2.6.5 The second stage of the site selection methodology process excludes sites that have significant policy constraints which removes sites that are wholly or largely within Flood Zone 3b and sites that are wholly within sites of international, national and local importance. The first two stages of the site selection methodology essentially exclude sites that are not strategic in nature or are not acceptable in National Policy terms. Therefore, the District Council considers these to be 'unreasonable alternatives' and they are not subject to SA.
- 2.6.6 The SHLAA contains a total of 360 potential housing sites. Following the completion of Stages 1 and 2 a total of 56 housing sites were excluded from consideration in this SA. The remaining 254 sites were assessed against each of the sustainability objectives set out at Section 2.3 as per Stage 3 of the Site Selection Methodology. The findings of the Sustainability Appraisal and a more detailed assessment of key sites (Stage 4) has been undertaken to identify preferred sites. Strategic Policy 12: Housing Provision identifies the following strategic allocations:
- Land to the North-east of Lichfield (3,300 dwellings);
  - Land west of Fazeley (800 dwellings);
  - Land off Hay End Lane, Fradley (500 dwellings): and
  - Land off Huddlesford Lane, Whittington (75 dwellings).
- 2.6.7 The appraisal results are set out in the matrix presented in Appendix D for each of the potential housing sites considered in this 'interim' SA Report. The full appraisal results for the allocated housing sites is presented at Section 5 and is based on the current evidence base.
- 2.6.8 **Work is on-going on the assessment of the alternative employment sites and associated allocations and the results of this analysis will be presented in the final SA Report that will accompany the Lichfield District Local Plan 2040: Proposed Submission Plan.**

**Figure 2: Overview of Site Selection Methodology**



## 2.7 Definitions

2.7.1 The following definitions are used in this Environmental Report:

### Duration of Effects

2.7.2 The duration of environmental effects in this SA are defined as follows:

- Short-term            0-5 years
- Medium-term        6-10 years
- Long-term            11 years plus

### *Nature of Effects*

2.7.3 In assessing significance account will be taken as to whether effects are:

Effect	Description
Positive effects	Effects that have a beneficial influence on the environment;
Negative effects	Effects that have an adverse influence on the environment;
Indirect/secondary effects	Effects that are due to activities that are not part of the specific plan proposal/policy,
Permanent effects	Effects will have a unchanging impact on the plan proposal/policy;
Temporary effects	Effects that are a consequence of a limited effect of the plan proposal/policy;
Synergistic (effects combining)	Combined effects or interactive effects are the result of impact interactions between the plan proposals/policies. Assessment of the individual proposal/policy effects may be insignificant but Combined the effects can have an overall significant impact,
Cumulative effects	Cumulative effects are the result of the interaction between effects associated with the plans proposals/policies.

## 2.8 Assessing effects

- 2.8.1 SA is an extremely powerful tool in the development and refinement of development plan document options. The assessment provides a means by which the relative merits of the individual options can be assessed. The appraisal process seeks to ascertain the environmental, social and economic effects of each option as well as the identification of mitigation or enhancement to be included in the emerging Local Plan 2040. This assessment process is done in the context of the level of information that is currently available for each site and so represents a desk-based assessment. However, recommendations put forward at each stage have helped to refine and enhance the sustainability performance of the options.
- 2.8.2 This 'interim' stage offers the opportunity to review the draft policies and site options set out in Lichfield District Local Plan 2040: Proposed Submission Plan against the Sustainability Objectives developed at the scoping stage. The draft policy and site options have each been tested against the sustainability objectives developed for the purposes of the Sustainability Appraisal.
- 2.8.3 The assessment considers the effects of the preferred policy or site on the environment. The performance of each site option was scored using the following six-point scale:

Score	Description
++	Option likely to result in a significant positive effect
+	Option likely to result in a minor positive effect
N	Neutral (neither positive or negative significant effect)
?	The impact between the option and SA objective is uncertain
-	Option likely to result in a minor negative effect
--	Option likely to result in a significant negative effect

2.8.4 The appraisal has attempted to differentiate between the most significant effects and other more minor effects through the use of the symbols shown above. The dividing line in making a decision about the significance of an effect is often quite small. Where either (++) or (--) has been used to distinguish significant effects from more minor effects (+ or -) this is because the effect of an option on the SA objective in question is considered to be of such magnitude that it will have a noticeable and measurable effect taking into account other factors that may influence the achievement of that objective. However, scores are relative to the scale of proposals under consideration.

2.8.5 The full appraisal results are set out in the matrixes presented in Appendices C and D for each of the policies and sites considered in this SA. A summary of the appraisal results is presented at Section 4.

### *Assumptions*

2.8.6 The scoring was based on available information in respect of each site option and has been based on the SA team's judgement. In order to ensure consistency in the appraisal of the options a set of appraisal questions were developed to enable the SA team to consider each effect within clear parameters. Where mitigation measures have been proposed within the appraisal table, the long-term effects have been scored on the basis that the mitigation measures have been applied.

2.8.7 Further details on the assumptions used in this SA are set out at Appendix B of this report.

### *Difficulties Encountered*

2.8.8 It is a requirement of the SEA Regulations that consideration is given to any data limitations or other difficulties that are encountered during the SA process.

2.8.9 The appraisal of the alternative sites has comprised a 'desk based' exercise and relied on publicly available information and the evidence base prepared by the District Council during the preparation of the Lichfield District Local Plan 2040 to complete the scoring matrix. Further detailed information associated with the Strategic Highways Modelling is still under preparation and will be taken into account in future SA Reports into the Local Plan 2040 when the scoring matrix will be amended as appropriate. No other specific difficulties have been identified.

## 2.9 Stage C – Prepare SA Report

2.9.1 The Proposed Submission draft of the Lichfield District Local Plan 2040 will be accompanied by a SA report referenced at Stage C. The 'interim' document has been prepared to assist Lichfield District Council Cabinet in their consideration of the sustainability issues associated with the on-going production of the Regulation 19 version of the Lichfield District Local Plan 2040: Proposed Submission Plan. **It is not a Stage C SA Report.**

2.9.2 Once the Regulation 19 version of the Lichfield District Local Plan 2040: Proposed Submission Plan has been prepared an updated SA Report will be prepared which outlines the significant effects on the environment, social and economic factors of the Local Plan 2040. The SEA Directive sets out at Article 5 and Annex I the information required to form part of the environmental report. This information is repeated as Schedule 2 of the 2004 Regulations.

## 2.10 Stage D – Consultation on SA Report

2.10.1 A final version of the SA Report will be prepared and published for comment alongside the Lichfield District Local Plan 2040: Proposed Submission Plan. The consultation period will comprise a period of 8 weeks and will be undertaken in accordance with the Council's Statement of Community Involvement.

## 2.11 Stage E – Post adoption Reporting and Monitoring

2.11.1 The SEA Regulations require the significant environmental effects to plans and programmes to be monitored in order to identify at an early stage unforeseen adverse effect.

2.11.2 The Local Plan 2040 will set out a monitoring programme to identify if the policies and site allocations meet the overall Plan Objectives and Vision. This programme will allow the Council to monitor the success of individual policies and also monitor the baseline environmental, social and economic conditions of the Plan area. The results of the monitoring programme will be presented in the Annual Monitoring Report.

2.11.3 The final SA monitoring programme will be included in the SA adoption Statement (once the Local Plan 2040 is adopted) and this will reflect any changes made during the Examination Stage.

## 3.0 Sustainability Assessment – Context and Objectives

### 3.1 Lichfield District Local Plan 2040: Proposed Submission Plan

3.1.1 The Lichfield District Local Plan 2040 is a spatial development plan introduced by the Government under the Planning and Compulsory Purchase Act 2004 (hereafter referred to as the 2004 Act) as amended by the Town and Country Planning (Local Planning) (England) Regulations 2012 (hereafter referred to as the 2012 Regulations). The Act requires each Local Planning Authority (LPA) to prepare a Local Plan for its administrative area. Local Plans set out the spatial framework which largely determine where, how and what development takes place.

#### Sustainability Context – Plans, Policies and Programmes (Task A1)

3.1.2 The Lichfield District Local Plan 2040 is not prepared in isolation but is greatly influenced by other plans, policies and programmes and by broader sustainability objectives. The adopted plan needs to be consistent with international and national guidance together with relevant environmental protection legislation.

3.1.3 Appendix A of the Local Plan 2040 SA Scoping Report (2020) sets out a comprehensive list of the policy documents that are relevant to the preparation of the Local Plan 2040 together with a summary of the relevance of each document to the Local Plan 2040 and, more specifically, this SA. This outline will be updated at each stage of the process.

#### *Key International plans, policies and programmes*

3.1.4 At the international level, Directive 2001/42/EC on the assessment of the effects of certain plans and programmes on the environment (the “SEA Directive”) and Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora (the “Habitats Directive”) are particularly significant as they require Strategic Environmental Assessment (SEA) and Habitats Regulations Assessment (HRA) to be undertaken in relation to the Local Plan 2040.

3.1.5 These processes have been undertaken in an iterative and integrated manner in tandem with the production of the plan in order to ensure that any potential negative environmental effects (including on European-level nature conservation designations) are identified and can be mitigated.

3.1.6 There are a wide range of other EU Directives relating to issues such as water quality, waste and air quality, most of which have been transposed into UK law through national-level policy; however a



complete list of the relevant international directives have been included in Appendix A of the Scoping Report (2020).

*Key National plans, policies and programmes*

- 3.1.7 Sustainable development is a cornerstone of Government policy in relation to planning and the use of land. The Government's approach to sustainable development is set out in the national strategy "Securing the Future". The Strategy, published in March 2005 focuses on five principles; Living within Environmental Limits, Ensuring a Strong, Healthy and Just Society, Achieving a Sustainable Economy, Promoting Good Governance and Using Sound Science Responsibly. The Strategy identifies four key priority areas: Sustainable Consumption and Production, Climate Change and Energy, Natural Resource Protection and Environmental Enhancement, and Sustainable Communities.
- 3.1.8 The Government's general statements of planning policy are set out in the National Planning Policy Framework (NPPF) which establishes the policies and principles which should be taken into account in the preparation of development plans and consideration of individual proposals. The NPPF was revised in July 2018 and updated in February 2019.
- 3.1.9 The NPPF highlights the economic, social and environmental roles of the planning system and planning's contribution towards a strong, responsive and competitive economy; strong, vibrant and healthy communities; and the protection of the natural, built and historic environment. These objectives are seen as mutually dependent and should be pursued in an integrated way.
- 3.1.10 The NPPF at heart has a presumption in favour of 'sustainable development' "*so that sustainable development is pursued in a positive way*".
- 3.1.11 Paragraph 11 states that; for plan-making this means that:
- a) plans should positively seek opportunities to meet the development needs of their area, and be sufficiently flexible to adapt to rapid change;
  - b) strategic policies should, as a minimum, provide for objectively assessed needs for housing and other uses, as well as any needs that cannot be met within neighbouring areas, unless:
    - i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for restricting the overall scale, type or distribution of development in the plan area; or

ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

3.1.12 Section 14 of the NPPF emphasises that sustainable development involves securing radical reductions in greenhouse gas emissions; minimising vulnerability and improving resilience to the impacts of climate change; and supporting the delivery of renewable and low carbon energy and associated infrastructure. The NPPF contains a sequential approach designed to direct new development towards areas with the lowest probability of flooding.

#### *Conserving and Enhancing the Natural Environment*

3.1.13 Section 15 of the NPPF states that the planning system should contribute to and enhance the natural and local environment by, amongst other things:

- Minimising impacts on biodiversity and providing net gains in biodiversity; and
- Preventing both new and existing development from contributing to, or being put at unacceptable risk from, or being adversely affected by unacceptable levels of soil, air, water or noise pollution or land instability.

#### *Conserving and Enhancing the Historic Environment*

3.1.14 Section 16 of the NPPF aims to conserve and enhance the historic environment and both designated and undesignated heritage assets and the general principle is that heritage assets should be conserved in a manner appropriate to their significance.

3.1.15 The NPPF states at paragraph 16 that "*plans should be prepared with the objective of contributing to the achievement of sustainable development*".

3.1.16 Paragraph 32 of the NPPF specifically references the approach to the Sustainability Appraisal. Paragraph 32 states; "*Local plans and spatial development strategies should be informed throughout their preparation by a sustainability appraisal that meets the relevant legal requirements. This should demonstrate how the plan has addressed relevant economic, social and environmental objectives (including opportunities for net gains). Significant adverse impacts on these objectives should be avoided and, wherever possible, alternative options which reduce or eliminate such impacts should be pursued. Where significant adverse impacts are unavoidable, suitable mitigation measures should be proposed (or, where this is not possible, compensatory measures should be considered)*".

### *Local Plans, policies and programmes*

- 3.1.17 At the sub-regional and local levels there are a wide range of plans and programmes that are specific to Staffordshire and Lichfield District, and which provide further context for the Lichfield District Local Plan 2040. These plans and programmes relate to issues such as housing, employment land, transport, renewable energy and green infrastructure.

### *Summary*

- 3.1.18 Based on the review of the relevant policies, plans and programmes the key sustainability issues and problems for the District were identified. These are set out in full in Appendix A of the Scoping Report 2020.

## **3.2 Baseline information (Task A2)**

- 3.2.1 The sustainability baseline for Lichfield District used for the purposes of this Assessment is set out Appendix B of the Scoping Report (2020) and is not repeated in this report. This sets out updated empirical data on all relevant economic, social and environmental factors. The baseline information provides the basis for identifying trends, predicting the likely effects of the Plan and monitoring its outcomes.

## **3.3 Relationship between the SA and HRA**

- 3.3.1 In accordance with Article 6(3) of the EU Habitats Directive an assessment is required where a plan or project not directly connected to or necessary to the management of a European protected site for nature conservation (i.e. designated and proposed/candidate SPA's and SAC's sites) may give rise to significant effects upon a the designated site. The Habitats Directive is primarily transposed in England under the Conservation of Habitats and Species Regulations 2010.
- 3.3.2 Lichfield District has two designated European sites within its boundary, namely Cannock Chase SAC and River Mease SAC. A Habitats Regulations Assessment of the Lichfield District Local Plan 2040: Proposed Submission Plan has been prepared by Footprint Ecology to consider whether the options in the emerging plan is likely to have significant effects on European habitats or species. The HRA of the Lichfield District Local Plan 2040 is presented as a separate 'standalone' document.

3.3.3 PPG states at paragraph 11-011 that “*the sustainability appraisal should take account of the findings of a Habitats Regulations Assessment, if one is undertaken*”. The conclusion of the standalone HRA have been reviewed in the production of this interim SA Report which will be updated as the HRA is updated.

## 4.0 Developing and assessing options and reasonable alternatives (Stage B)

### 4.1 Introduction

4.1.1 Regulation 12 (2) of the 2004 Regulations states that where an environmental assessment is required an environmental report shall be prepared to "*identify, describe and evaluate the likely significant effects on the environment of –*

*(a) Implementing the plan or programme; and*

*(b) Reasonable alternatives taking into account the objectives and the geographical scope of the plan or programme".*

4.1.2 An assessment of '*reasonable*' alternatives to the selected plan is required to meet the requirements of Regulation 12 of the 2004 Regulations and in doing so, identify and evaluate their sustainability impacts. The Regulations imply that alternatives that are not reasonable do not need to be subject of the SA process. For the purposes of the SA it is assumed that unreasonable alternatives include policy options that do not meet the objectives of the plan or national policy (e.g. the National Planning Policy Framework) or site options that are unavailable or undeliverable.

### 4.2 Proposed Spatial Strategy and Economic Growth Strategy

4.2.1 The Lichfield District Local Plan: Scope, Issues and Options identified six broad spatial options for the distribution of housing growth and economic growth. These options were identified by the District Council for the purposes of this SA. The six spatial options are:

- Residential Growth Option 1 – Town focussed development;
- Residential Growth Option 2 – Town and Key Rural Villages Focussed Development;
- Residential Growth Option 3 – Dispersed Development;
- Residential Growth Option 4 – New Settlement Development;
- Employment Growth Option 1 – Expansion of existing employment locations; and
- Employment Growth Option 2 – New Locations.

4.2.2 These spatial options were the subject of previous SA dated January 2019. The preferred spatial option being taken forward in the Lichfield District Local Plan 2040 represents a combination of Residential Growth Option 2 and Employment Growth Option 1. The Preferred Spatial Option is considered to meet the requirement for 'reasonable' alternatives in the 2004 Regulations but worth analysis of the specific site options, particularly for employment allocations, is on-going.

4.2.3 The specifics of the Preferred Spatial Option are set out in Strategic Policy SP1: The Spatial Strategy. Strategic Policy SP1: The Spatial Strategy defined the quantum of growth for Lichfield District for the plan period until 2040 as:

- the reuse of previously developed land and the efficient use of land will remain a key priority of the District;
- minimise and manage pressures on natural, built and historic environment, natural resources, utilities and infrastructure and areas at risk of flooding whilst also mitigating and adapting to climate change;
- proposals in existing communities and settlements will contribute to their improved sustainability, cohesion and community well-being by taking account of Neighbourhood Plans;
- new growth/development will be directed to the most sustainable locations via a hierarchy of centres and settlements;
- to deliver a minimum of 7,062 dwellings to meet local housing needs and contribute 2,665 dwellings to meeting the greater Birmingham and Black Country housing market area shortfall;
- new strategic allocations will be focussed on Lichfield and other larger service villages, namely Fradley, Fazeley and Whittington;
- strategic changes to the Green Belt will be made around Fazeley and Whittington;
- areas of safeguarding land will be identified at Burntwood Lichfield and Fazeley.

4.2.4 Strategic Policy E1: Employment and Economic Growth defines the quantum of economic growth as:

- The allocation of approximately 85 hectares of land to be informed by the ELAA;
- Supporting rural diversification;
- New business formations and sustainable forms of business will be supported;
- Encouraging education and skills development;
- Supporting the expansion, conversion and redevelopment of existing employment premises/areas; and

- Non-employment uses will not usually be supported in existing or allocated employment areas.

4.2.5 The proposed Economic Growth Strategy and the Spatial Strategy set out in Policies SP1 and E1 have been assessed against the Sustainability Objectives and the results are discussed in more detail in Section 5.

4.2.6 The proposed Economic Growth Strategy and the Spatial Strategy are also supported by a suite of supporting planning policies that provide environmental and policy direction associated with bringing forward new development for the plan period. The policies are split into groupings that correspond to the key aspects of the Local Plan 2040. The proposed policies are:

#### Strategy for sustainable development

- Strategic Policy SP1: The Spatial Strategy

#### Transport

- Strategic Policy SP2: Sustainable Transport
- Strategic Policy SP3: Sustainable Travel
- Strategic Policy SP4: Transport Safeguarding
- Local Policy LT1: Parking Provision

#### Infrastructure

- Strategic Policy SP5: Infrastructure Delivery
- Local Policy INF1: Supporting and Providing Infrastructure
- Local Policy INF2: Provision of Social and Community Infrastructure
- Local Policy INF3: Retention of Social and Community Infrastructure
- Strategic Policy SP6: Infrastructure and services that support healthy communities
- Strategic Policy SP7: Participating in Sport and Physical Activity
- Local Policy INF4: Green infrastructure, open space and playing pitches
- Local Policy INF5: New open space provision requirements
- Strategic Policy SP8: Blue infrastructure, watercourses and flood risk
- Strategic Policy SP9: Water Quality

#### Sustainable development

- Strategic Policy SP10: Sustainable development
- Local Policy SD1: Sustainable design and masterplanning
- Strategic Policy SP11: Protecting Green Belt Land
- Local Policy SD2: Renewables and low carbon energy

#### Housing

- Strategic Policy SP12: Housing Provision
- Local Policy H1: Achieving a balanced housing market and optimising housing density
- Local Policy H2: Affordable Housing
- Local Policy H3: Accommodation for Gypsies and Travellers

## Employment

- Strategic Policy SP13: Employment and Economic Growth
- Strategic Policy SP14: Centres
- Local Policy E1: Drayton Manor Park
- Local Policy E2: Tourism, Arts and Culture

## Natural Resources

- Strategic Policy SP15: Natural Resources
- Local Policy NR1: Countryside Management
- Local Policy NR2: Habitats and Biodiversity
- Local Policy NR3: Trees, Woodlands & Hedgerows
- Strategic Policy SP16: Natural and Historic Landscapes
- Local Policy NR4: Linked Habitats, Connectivity and Green Infrastructure
- Local Policy NR5: Cannock Chase SAC
- Local Policy NR6: Cannock Chase Area of Outstanding Natural Beauty
- Local Policy NR7: River Mease SAC
- Local Policy NR8: The National Forest

## Built & historic environment

- Strategic policy SP17: Built and Historic Environment

## Lichfield and Streethay

- Strategic Policy SHA1: Strategic housing allocation north of Lichfield
- Local Policy LC1 Lichfield Local Green Space Policy
- Local Policy LC2: Lichfield City Environment
- Local Policy LC3: Lichfield Services and Facilities

## Burntwood

- Local Policy B1: Burntwood Environment
- Local Policy B2: Burntwood Services and Facilities

## Larger Service Villages

- Local Policy A1: Alrewas Services and Facilities
- Local Policy A2: Alrewas Economy
- Local Policy A3: Alrewas Housing
- Local Policy AH1: Armitage with Handscare environment, services and facilities
- Local Policy AH2: Armitage with Handscare Housing
- Strategic Policy SHA2: Strategic housing allocation land west of Fazely
- Local Policy F1: Fazeley environment
- Local Policy F2: Fazeley services and Facilities
- Local Policy F3: Fazeley economy
- Local Policy F4: Fazeley housing
- Strategic Policy SHA3: Strategic housing allocation land north and south of Hay End Lane
- Local Policy FR1: Fradley environment
- Local Policy FR2: Fradley services and facilities



- Local Policy FR3: Fradley economy
- Local Policy FR4: Fradley housing
- Local Policy LA1: Little Aston environment, services and facilities
- Local Policy LA2: Little Aston housing
- Local Policy S1: Shenstone environment, services and facilities
- Local Policy S2: Shenstone economy
- Local Policy S3: Shenstone housing
- Strategic Policy SHA4: Strategic housing allocation land off Huddlesford Lane, Whittington.
- Local Policy W1: Whittington environment, services and facilities
- Local Policy W2: Whittington economy
- Local Policy W3: Whittington housing

#### Smaller Service Villages

- Local Policy SSV1: Development in Smaller Service Villages and Wider Rural Areas
- Local Policy H1: Hopwas economy
- Local Policy H2: Hopwas environment
- Local Policy H3: Hopwas facilities and services
- Local Policy KB1: Kings Bromley environment
- Local Policy KB2: Kings Bromley services and facilities
- Local Policy ST1: Stonnall economy
- Local Policy ST2: Stonnall environment
- Local Policy ST3: Stonnall services and facilities

4.2.7 The appraisal results for each of the policies are set out in the matrix presented in Appendix E and discussed in more detail in Section 5.

4.2.8 Lichfield District Council has also considered an alternative policy option against not implementing the plan. This 'no development' option will result in the Council relying on extant local plan policy until it becomes out of date and national guidance only. It is acknowledged that this option is not supported by the Government and also does not give the Council control over the direction or quantum of future growth or the delivery of associated infrastructure requirements but represents a 'reasonable alternative'. Policies have been assessed against a no development option in order to provide a baseline or fall-back environmental state as required by the SEA Directive.

### 4.3 Preferred Allocations – Housing and Employment

- 4.3.1 The Sustainability Appraisal has a key role to play in identifying allocated sites for new housing and employment growth. The starting point are all the sites identified in the Local Plan 2040 is the SHLAA (2019) and ELAA (2019).
- 4.3.2 A Site Selection process was developed by the District Council taking account of relevant national planning policy and guidance together with the findings of the SA and other evidence-based studies to assess the sites within the District to determine the most appropriate sites for allocation within the Lichfield District Local Plan 2040. This process is on-going but details of the Site Selection methodology undertaken to date is set out at Section 2.6.
- 4.3.3 The SHLAA contains a total of 360 potential housing sites. Following the completion of the initial stages of the site methodology 56 housing sites were excluded from consideration in this SA. The remaining 304 sites were assessed against each of the sustainability objectives. The appraisal results are set out in the matrix presented in Appendix D for each of the sites considered in this SA. A discussion of the appraisal results for the allocated sites is presented at Section 5.
- 4.3.4 The SA findings are not the only factors taken into account when determining options or housing allocations to be taken forward in a plan. Indeed, there will often be an equal number of positive and negative effects identified for each option such that it is not possible to 'rank' them based on sustainability performance in order to select a preferred option. Factors such as consultation responses, deliverability and conformity with national policy will also be taken into account by plan-makers when selecting preferred options for their plan.
- 4.3.5 The findings of the Sustainability Appraisal and a more detailed assessment of key sites (Stage 4 of the Site Selection Methodology) has been undertaken to identify preferred sites. Strategic Policy SP12: Housing Provision identifies the following strategic allocations:
- Land to the North-east of Lichfield (3,300 dwellings);
  - Land west of Fazeley (800 dwellings);
  - Land off Hay End Lane, Fradley (500 dwellings); and
  - Land off Huddlesford Lane, Whittington (75 dwellings).

- 4.3.6 These options meet the requirements of the SEA Regulations and Task B2 of the SA Stages. A summary of the significant effects associated with the preferred options and allocated housing sites is considered in Section 5.
- 4.3.7 The appraisal matrix for each of the allocated housing sites, based on the evidence base currently available, is presented at Appendix F. Further detailed information associated with the Strategic Highways Modelling is still under preparation and will be taken into account in future SA Reports into the Local Plan 2040. The scoring matrix will be amended as appropriate.
- 4.3.8 **Work is on-going on the assessment of the alternative employment sites and associated allocations and the results of this analysis will be presented in the final SA Report that will accompany the Lichfield District Local Plan 2040: Proposed Submission Plan.**

## 5.0 Appraisal of 'significant' environmental effects associated with Lichfield Local Plan 2040: Proposed Submission Plan

### 5.1 Introduction

5.1.1 An appraisal of the Lichfield Local Plan 2040: Proposed Submission Plan including the proposed strategic housing allocations and policies considered in this SA and based on the current evidence base are contained in Appendix E and F. The alternatives sites assessed, so far, are presented at Appendix D. This section of the report summarises the findings of the Sustainability Assessment of the Lichfield Local Plan 2040: Proposed Submission Plan in respect of any significant effects associated with the SA objectives and also considers ways of mitigating adverse effects and any cumulative effects arising from the Local Plan 2040 as a whole. This accords with Tasks B3 and B4 of the five stage SA process.

### 5.2 Assumptions, uncertainties and difficulties

5.2.1 An appraisal of environmental effects inevitably relies on assumptions and an element of subjective judgement. As the Local Plan 2040 contains strategic options there are no short, medium or long term effects associated with this stage of the Local Plan.

5.2.2 It is a requirement of the SEA Regulations that consideration is given to difficulties that are encountered during the SA process. This could include any data limitations or the availability of other relevant assessments. This is noted in the individual option matrices. As the Local Plan 2040 evolves the evidence base has expanded and been refined resulting in a more robust understanding of the effects of the site options on the Sustainability Objectives.

5.2.3 If any other uncertain effects or difficulties have been encountered as part of the assessment process then these are noted under the relevant sections alongside the assessor's comments.

### 5.3 Vision and Objectives

- 5.3.1 The SA scores for the Local Plan Vision and Objectives are presented in Appendix G.
- 5.3.2 The overall vision for Lichfield District sets out the aspiration for development in the District to be delivered in a sustainable way, to ensure that the District is a place where residents and communities feel safe/belong and are proud of the district's history, culture and the natural and built environment. The Strategic Objectives then provide more detail about how the Vision will be achieved. Therefore, where effects on the SA objectives have been identified these are broadly very positive. Where the Local Plan strategic objectives directly address a particular SA objective, significant positive effects have been identified although in most cases the positive effects are minor due to the general nature of the objectives and the fact that they will be delivered through more detailed policies in the Lichfield District Local Plan 2040.
- 5.3.3 No conflicts between SA objectives or the Local Plan Vision and Objectives were identified.

### 5.4 Strategy for Sustainable Development

- 5.4.1 The amount of housing and employment development to be provided through the Strategic 'Spatial Strategy' Policy SP1 will have generally significant positive effects on **SA Objective 1: Housing Needs** as it will meet the objectively assessed housing need for Lichfield and a fair contribution to the greater Birmingham and Black Country housing market area shortfall. The strategy will also have a positive effect on **SA Objective 6: Stable and Sustainable Economy** by seeking to meet the identified needs for employment land in the District by delivering a portfolio of potential sites. Balancing the amount of housing and employment land will ensure that local needs are appropriately met.
- 5.4.2 Providing everyone with an opportunity to live in a decent and affordable home is a key social target. A steady supply of housing is necessary to generate vitality, facilitate continued economic prosperity, help support local shops and services required by local residents and help achieve the aim of creating mixed and balanced communities.
- 5.4.3 A full range of household sizes for all income levels and ages, will help reduce the levels of outward commuting, will help attract business and improve the supply of employees. The proposed strategy has the opportunity to deliver a range of housing types, including affordable housing and scores well against the social objectives.

- 5.4.4 The proposed strategy will contribute positively to maximising previously developed land and buildings but the proposed housing allocations which will focus new development outside of existing settlements boundaries, will have an adverse effect on the loss of land that has not been previously developed (**Sustainability Objective 4**) as new developments outside of the existing settlement boundaries are being proposed.
- 5.4.5 The proposed strategy will have a positive score on promoting safe communities and reducing the fear of crime (**Sustainability Objective 2**) by providing enhanced access to health and recreational services.
- 5.4.6 Specific measures relating to the reduction and management of water, flood risk and surface water run-off (**Sustainability Objective 9**), minimisation of waste and recycling (**Sustainability Objective 8**), air pollution levels (**Sustainability Objective 7**) and managing climate change (**Sustainability Objective 10**) are addressed by a suite of policies in the Proposed Submission Plan which, once the Local Plan 2040 is adopted, will come into force and replace the existing policies in the Lichfield Local Plan Strategy. Based on the above, the Strategy represent a generally neutral effect on these sustainability objectives albeit new development does provide an opportunity to bring forward a strategic approach to managing areas of flood risk (**Sustainability Objective 9**).
- 5.4.7 The Strategy will have the potential to have a negative impact on the District's biodiversity assets (**Sustainability Objective 11**) in both the urban and countryside areas but also offer the opportunity for significant ecological enhancement and habitat creation. Local Policies on, Countryside Management, Habitats and Biodiversity, trees/hedgerows, SAC's and Green Infrastructure/Connectivity will ensure that any biodiversity loss is reduced to an acceptable minimum. Based on the above, the Strategy represent a neutral effect on this sustainability objective.
- 5.4.8 The Strategy will have the potential to result in negative impacts on the historic environment, heritage assets including archaeological remains, and their settings (**Sustainability Objective 12**). The Strategic Policy on built and historic environment will ensure that any heritage impacts are reduced to an acceptable minimum. Based on the above, the Local Plan Strategy represents a neutral effect on this sustainability objective.
- 5.4.9 The Strategy has the potential to impact negatively on the District's landscape and townscape (**Sustainability Objective 13**). The Strategic Policy on natural and historic landscapes will ensure that any landscape impact is reduced to an acceptable minimum. Based on the above, the proposed strategy represents a neutral effect on this sustainability objective.

5.4.10 The proposed Strategy focusses new growth, principally, on the strategic center and larger service villages which offer the best opportunities to increase non-car travel and reducing the need for travel (**Sustainability Objective 14**), improve health/promoting well-being (**Sustainability Objective 3**) and potentially improving educational attainment (**Sustainability Objective 5**) due to the focusing of new development in existing settlements where public transport, including opportunities for enhanced services, is available. Based on the above, the proposed strategy represents a positive effect on these sustainability objectives.

## 5.5 Local Plan 2040: Proposed Submission Plan - Policies

### Transport

5.5.1 The strategic and local transport policies are likely to have a positive effects on **SA Objectives 7**: reducing and managing air quality in the District and **SA Objective 10**: climate change together with significant positive effects on **SA Objective 14**: increasing opportunities for non-car travel as the policies will support future sustainable transport infrastructure, improvements to the walking and cycling network and encourages developments that will contribute to improved connectivity.

### Infrastructure

5.5.2 Meeting housing needs and the promotion of economic prosperity are strategic objective of the Lichfield District Local Plan 2040 which are equally dependent on the delivering of timely and supporting infrastructure. The Strategic and Local Policies have the potential to indirectly improve economic and housing growth in the District by providing important infrastructure. The policies represent a minor positive effect on **Sustainability Objective 2**: promoting safe communities, **Sustainability Objective 3**: improving access to health and recreational facilities, **Sustainability Objective 5**: educational attainment; **Sustainability Objective 3**: improving access to health facilities, **Sustainability Objective 14**: increasing opportunities for no-car travel, by seeking to retain and enhance social and community infrastructure but is likely to have a neutral effect or no link on the remaining SA objectives.

5.5.3 Strategic policies SP8 (Blue Infrastructure, watercourses and flood risk) and SP9 (water quality) will have a positive effects (either minor or significant) in relation to reducing and managing flood risk and surface water run-off (**Sustainability Objective 9**), managing climate change (**Sustainability Objective 10**) and protecting and managing impact on biodiversity species and habitats (**Sustainability Objective 11**). The policies are likely to have a neutral effect or no link to the majority of SA objectives.

### Sustainable development

- 5.5.4 The nature of the Sustainable development policies means that positive effects (either minor or significant) are identified for all policies but significant positive effects are in relation to **Sustainability Objective 2**: promoting safe communities, **Sustainability Objective 3**: improving access to health and recreational facilities, managing climate change (**Sustainability Objective 10**) and protecting and enhancing character and quality of landscapes and townscapes (**Sustainability Objective 13**). The policies are likely to have a neutral effect or no link to the remaining SA objectives.

### Housing

- 5.5.5 Providing everyone with an opportunity to live in decent and affordable home is a key social target. Housing is a key driver to revitalisation and it is an essential community need to provide a variety of housing types. A steady supply of housing is necessary to generate vitality, facilitate continued economic prosperity, help support local shops and services required by local residents and help achieve the aim of creating mixed and balanced communities. There is a shortage of affordable housing in Lichfield District. The Local Plan's growth strategy will further increase the pressure for affordable housing which the Affordable Housing Local Policy H2 seeks to address by encouraging the provision of affordable housing in development proposals. The provision of allocated housing areas will contribute positively to these objectives.
- 5.5.6 All the housing policies and allocations score positively (either minor or significant) against the social objectives. It is the Council's intention to bring forward a range and mix of housing tenures during the plan period to support the planning of high levels of economic growth. This is likely to contribute to meeting housing needs (**Sustainability Objective 1**) providing safe communities (**Sustainability Objective 2**), improving health facilities (**Sustainability Objective 3**), thereby delivering an equitable sharing of the benefits of prosperity.
- 5.5.7 The Housing policies are expected to have no effects on a relatively high proportion of the SA objectives as there is no direct linkage between the Policy and the SA Objectives. There is only one likely significant negative effect identified in relation to the loss of land that has not been previously developed (**Sustainability Objective 4**). This is due to new housing developments outside of the existing settlement boundaries being proposed, to meet local need, which cannot be mitigated.



- 5.5.8 The housing policies and allocated housing sites will result in a neutral effect on economic factors (**Sustainability Objective 6**) and retention of employment/trained personnel (**Sustainability Objective 5**) in the District.

#### Employment

- 5.5.9 Overall, there are likely to be mainly positive effects from the Employment policies. Two significant positive effects are expected for **Sustainability Objective 6**: Achieving Stable and Sustainable economic growth, i.e. to support sustainable economic growth and improve employment opportunities in the District, including tourism and development of Drayton Manor Park together with **Sustainability objective 5**: improving education attainment.
- 5.5.10 Policy SP13 confirms that a total of 85 hectares of new employment land is required in the District during the plan period. Work is on-going on the assessment of the alternative employment sites and associated allocations and the results of this analysis will be presented in the final SA Report that will accompany the Lichfield District Local Plan 2040: Proposed Submission Plan.
- 5.5.11 The employment policies set out the framework for the delivery of this future employment land, including the expansion of existing employment areas and future local plan allocations and thus score positively in the SA.
- 5.5.12 Employment activity can also have an indirect positive effect on human health in the longer term. Supporting economic growth will result in an in-direct positive effect on **SA Objectives 3**: promoting wellbeing.
- 5.5.13 The Employment policies are expected to have a neutral effect on a relatively high proportion of the SA objectives as there is protection built into these policies could therefore prevent adverse impacts on the environment.

#### Natural Resources

- 5.5.14 A large number of positive effects have been identified for the Natural Resources policies as they cover specific topics such as Countryside Management, Habitats and Biodiversity, Cannock Chase and River Mease Special Areas of Conservation, The National Forest, habitat connectivity and green infrastructure together with natural and historic landscapes. As the policies seek to protect the natural environment and landscape character of the District thus all the effects identified are positive (either minor or significant).

- 5.5.15 All the policies will have positive effects on **SA Objective 11**: promoting, protecting and enhancing species and habitats, **SA Objective 12**: promoting and enhancing the historic environment and **Sustainability Objective 13**: protecting and enhancing character and quality of landscapes and townscapes.
- 5.5.16 In addition, the wider indirect benefits of green infrastructure mean that positive effects are also likely to result for **Sustainability Objective 3**: Health and wellbeing, **Sustainability Objective 7**: reducing air pollution **Sustainability Objective 10**: Climate Change and **Sustainability Objective 12**: Heritage.
- 5.5.17 No significant negative effects have been identified for any of the Natural Resources policies in relation to the SA objectives.

#### Built and historic environment

- 5.5.18 Strategic Policy SP17: Built and Historic Environment provides a number of likely significant positive effects where the policy directly addresses an SA objective, for example which seeks to conserve and enhance the historic environment so is likely to have a significant positive effect on **SA Objective 12**: protecting and enhancing the historic environment and heritage assets.
- 5.5.19 The strategic historic environment policy requires that new development proposals take full account of the characteristics and setting of the heritage asset to ensure that features of historic interest are protected and conserved. The implementation of the policy will therefore result in no significant or cumulative effect on cultural heritage coming forward as a result of the proposals in the Plan.
- 5.5.20 No significant negative effects have been identified for any of the built or historic environment policies in relation to the SA objectives.

#### Area specific policies

- 5.5.21 The SA scores for each of the Area Specific Policies, excludes those that allocate strategic housing areas are presented in Appendix E.
- 5.5.22 Each of the areas specific policies focus on improvements to the environment, economy of the level of facilities and service in the identified areas. The economy policies, therefore, score positively against **SA Objective 6**: Achieving Stable and Sustainable economic growth, i.e. to support sustainable economic growth and improve employment opportunities in the service centre and service villages together with an indirect impact on **SA objective 5**: improving education attainment.

- 5.5.23 The environment policies score positively positive effects on **SA Objective 11**: promoting, protecting and enhancing species and habitats, **SA Objective 12**: promoting and enhancing the historic environment and preserving or enhancing the District’s landscape and townscape (**Sustainability Objective 13**).
- 5.5.24 The policies focused on the protecting and enhancing the range and access to services and facilities in the centres and villages scored positively **SA Objective 3**: Health and wellbeing, **SA Objective 7**: reducing air pollution and **SA Objective 14**: reducing the need to travel.
- 5.5.25 No significant negative effects have been identified and a neutral or no link score was recorded for the remaining SA objectives.

### **Lichfield District Local Plan 2040 – Housing Allocations**

- 5.5.26 The Sustainability Appraisal has a key role to play in identifying allocated sites for new housing and employment growth. The starting point are all the sites identified in the Lichfield District Local Plan 2040 is the SHLAA (2019) and ELAA (2019).
- 5.5.27 Details of the Site Selection process developed by the District Council is set out at Section 2.6 and the findings of the SA were taken into account to determine the sites for allocation within the Lichfield District Local Plan 2040.
- 5.5.28 A total of 304 alternative housing sites were assessed against each of the sustainability objectives as part of this SA process. The appraisal results are set out in the matrix presented in Appendix D for each of the sites considered in this SA.
- 5.5.29 The SA findings confirmed that, with such a large number of potential sites being assessed an equal number of positive and negative effects were identified for each site. Whilst it is not possible to ‘rank’ the sites based on sustainability performance alone the SA findings indicate that sites falling within or on the edge of existing service centres and service villages scored positively in respect of the efficient use of land (**Sustainability Objective 4**), **SA Objective 3**: improving access to health facilities, **SA Objective 7**: reducing air pollution and **SA Objective 14**: reducing the need to travel.
- 5.5.30 The initial findings of the Sustainability Appraisal were utilised by the District Council as part of a more detailed assessment of key sites (Stage 4 of the Site Selection Methodology) which informed the strategic residential sites in the Lichfield District Local Plan 2040: Proposed Submission Plan. Strategic Policy SP12: Housing Provision identifies the following strategic allocations:

- Land to the North-east of Lichfield (3,300 dwellings);
- Land west of Fazeley (800 dwellings);
- Land off Huddlesford Lane, Whittington (75 dwellings); and
- Land off Hay End Lane, Fradley (500 dwellings).

5.5.31 The SA scores for each of the strategic housing allocations, based on the evidence base currently available, are presented in Appendix F.

5.5.32 All the strategic allocations have a significant positive effect on providing housing to meet the needs of existing and future residents (**SA Objective 1**), a neutral or slight positive effect on enhancing the character and quality of the landscape/townscape (**SA Objective 13**) and minimising the need to travel (**SA Objective 14**).

5.5.33 As the strategic allocations are located in open land on the edge of existing settlements the each have a significant negative score on maximising the use of previously developed land and encouraging the efficient use of land (**Sustainability Objective 4**) which cannot be mitigated.

5.5.34 The remaining SA Objectives are generally neutral, or the effects are uncertain. This is due in part to the envisaged concept plans and mitigation measures identified in the policy supporting each allocation and which identifies specific protection/enhancement matters.

## 5.6 Cumulative Effects

5.6.1 The Lichfield District Local Plan 2040: Proposed Submission Plan seeks to deliver housing and economic growth in the District over the life of the plan to meet the objectives of the Local Plan and the future needs of residents. The Local Plan Strategy seeks to distribute growth within existing settlements and on the edge of the City Centre and the larger service villages.

5.6.2 This SA has also considered the cumulative effects of the Local Plan 2040. The Local Plan 2040 will result in significant positive effects on **SA Objective 1: Housing Needs** as it will meet the objectively assessed housing need for Lichfield and a fair contribution to the greater Birmingham and Black Country housing market area shortfall and have a positive effect on **SA Objective 6: Stable and Sustainable Economy**.

- 5.6.3 The adoption of policies to protect and enhance the natural and built environment including the important landscape and heritage assets of the District will ensure that the Local Plan 2040 will not result in a neutral or slight positive effect on all the key SA Objectives.
- 5.6.4 The only negative score relates to the efficient use of land (SA Objective 4) due to the allocation of new housing sites on open land where mitigation is not possible.

## 6.0 Mitigation and enhancement (Task B4)

### 6.1 Introduction

- 6.1.1 The Lichfield District Local Plan 2040 sets out site specific and policy mitigation and enhancement measures within the preferred policies. These have been assessed as part of the SA process and no further mitigation has been identified.
- 6.1.2 During the evolution of the Local Plan 2040 the evidence base will continue to expand as more detailed environmental assessment work has been undertaken on each of the proposed site allocations. The increased information resulted in the identification of the specific items of mitigation and enhancement which will be fully considered in the SA's that accompany the Proposed Submission version of the Lichfield District Local Plan 2040 and the subsequent Submission Plan.

## 7.0 Monitoring (Task B5)

### 7.1 Monitoring

- 7.1.1 The SEA Regulations state *"the responsible authority shall monitor the significant environmental effects of the implementation of each plan or programme with the purpose of identifying unforeseen adverse effects at an early stage and being able to undertake appropriate remedial action"*. The Environmental Report is required to provide information *"a description of the measures envisaged concerning monitoring"*. Monitoring proposals are designed to provide information that can be used to highlight specific issues and significant effects, and which could help decision-making.
- 7.1.2 Monitoring will be focused on the significant sustainability effects that may give rise to irreversible damage (with a view to identifying trends before such damage is caused) and the significant effects where there is uncertainty in the SA and where monitoring would enable preventative or mitigation measures to be taken.
- 7.1.3 The SA Scoping Report (2020) sets out suggested monitoring indicators for each of the SA Objectives used in this SA process. The Lichfield District Local Plan 2040, once adopted, should be monitored in the long terms against these indicators. The suggested indicators have been reviewed at each stage of the Local Plan 2040's evolution.

### 7.2 Next Steps

- 7.2.1 This SA has been prepared to support the Lichfield District Local Plan 2040: Proposed Submission Plan. Consultation on the Lichfield District Local Plan 2040: Proposed Submission Plan is taking place in Spring 2021.
- 7.2.2 Following consultation on the Plan, the District Council will take into account any consultation responses and the findings of sustainability appraisal during the preparation of the Lichfield District Local Plan 2040 Submission Plan.

## 8.0 Conclusions

### 8.1 Summary

- 8.1.1 The role of the SA process is to promote sustainable development by assessing the extent to which the Lichfield District Local Plan 2040, taken together, will help to achieve relevant environmental, economic and social objectives.
- 8.1.2 The 'interim' document has been prepared to assist Lichfield District Council Cabinet in their consideration of the sustainability issues associated with the on-going production of the Regulation 19 version of the Lichfield District Local Plan 2040: Proposed Submission Plan.
- 8.1.3 This 'interim' SA Report has considered the emerging Spatial Strategy, Economic Growth Strategy, Preferred Policies, and strategic allocations in the Lichfield District Local Plan 2040: Proposed Submission Plan, based on the current evidence base, against the agreed Sustainability Objectives agreed at Stage A of the SA process.
- 8.1.4 This 'interim' document does not include a detailed analysis or appraisal of all the reasonable alternatives site options being considered for new residential and employment allocations within the Proposed Submission Plan. The full analysis of all the reasonable alternative site options will be set in the final version of the SA Report prepared to accompany the Regulation 19 version of the Lichfield District Local Plan 2040: Proposed Submission Plan.
- 8.1.5 The 'interim' SA Report concludes that the Local Plan 2040 will result in significant positive effects on **SA Objective 1: Housing Needs** as it will meet the objectively assessed housing need for Lichfield and a fair contribution to the greater Birmingham and Black Country housing market area shortfall and have a positive effect on **SA Objective 6: Stable and Sustainable Economy**.
- 8.1.6 The Local Plan 2040: Proposed Submission Plan confirms that a total of 85 hectares of new employment land is required in the District during the plan period. Work is on-going on the assessment of the alternative employment sites and associated allocations and the results of this analysis will be presented in the final SA Report that will accompany the Lichfield District Local Plan 2040: Proposed Submission Plan.
- 8.1.7 The employment policies set out the framework for the delivery of this future employment land, including the expansion of existing employment areas and future local plan allocations and thus score positively in the SA.



- 8.1.8 The adoption of policies to protect and enhance the natural and built environment including the important landscape and heritage assets of the District will ensure that the Local Plan 2040 will not result in a neutral or slight positive effect on all the key SA Objectives.
- 8.1.9 Overall, the assessment concludes that the Lichfield District Local Plan 2040: Proposed Submission Plan will generally result in a neutral to positive effect on the majority of the SA objectives. The only negative score relates to the efficient use of land (SA Objective 4) due to the allocation of new housing sites on open land which cannot be specifically mitigated.

## APPENDICES

# **APPENDIX A - SUSTAINABILITY ISSUES AND INTERACTIONS**

**Appendix A – Key Sustainability Issues identified in the Scoping Report (November 2020)**

Scoping Report Topics	Sustainability Issues	Likely Evolution without the Plan
<p>Population, Housing and Communities</p>	<p>Lichfield has a higher elderly population, 5% higher than the national average. Over 65s already outnumber the under 15s.</p> <p>Significant growth in people over 65 and 85 is projected from 2017 – 2027.</p> <p>The working age population has decreased by 3.5% since 2010 which is higher than both the regional and national average.</p> <p>The average house price in Lichfield is considerably more expensive when compared to the regional and national averages. The lowest quartile house price is 7.93 times the lowest quartile income.</p> <p>Crime in the District has increased by 24% when compared to the previous 12 months. There has been an increase of burglary from dwellings, other violence against the person and public order offences.</p> <p>There has been a decrease in the proportion of completions on brownfield land, although the majority of development still occurs on brownfield land.</p>	<p>Services and infrastructure unable to keep up with requirements of an ageing population, leading to communities without access to required infrastructure and services.</p> <p>A less co-ordinated approach to housing and delivery and risk of undersupply of affordable housing.</p> <p>Population forced to move out of District to have access to affordable housing</p> <p>Risk the ability for communities to interact and remain inclusive. Reduce the ability to create environment where crime and disorder and the fear of crime does not undermine quality of life or community cohesion.</p>

<p>Health and Inequalities</p>	<p>Higher than national average number of working age people having no qualifications. The District has a lower proportion of working age adults qualified to NVQ Level 3 than the national average.</p> <p>Although Lichfield has a higher life expectancy and healthier life expectancy than the national average, residents can still expect to spend a large number of years in ill health. There is also some disparity between wards.</p> <p>A high rate of obesity can be seen in the District, from an early age through to adulthood.</p>	<p>The population will be less likely to contribute to and enable the reinforcement of a strong competitive economy. The district will be unable to proactively meet development needs of business and support a fit economy.</p> <p>A Local Plan can ensure the built environment contributes to delivering health benefits and supports the wellbeing of a population. Without a Plan developments are less likely to provide accessible open space or other infrastructure requirements that will have a positive impact on health and wellbeing.</p>
<p>Economy and Employment</p>	<p>High level of out commuting by residents of the District.</p> <p>Disparity between the gross weekly pay of residents in the District and those whose workplace is within the District.</p> <p>Both Lichfield City Centre and Burntwood Town Centre have the lowest vacancy rates in a number of years, with 18 out of 306 shops in Lichfield City Centre and 4 out of 66 in Burntwood being vacant.</p>	<p>Fewer residents being employed within the District leading to a lack of a skilled workforce and a strong competitive economy.</p> <p>Less co-ordinated approach to new employment and commercial infrastructure leading to the impediment of sustainable growth.</p> <p>Places at risk the continued vitality of our town centres to remain competitive providing customer choice access to services and facilities.</p>

<p>Townscape and Historic Environment</p>	<p>There are 22 conservation areas within the District, a total of 16 scheduled ancient monuments, a registered historic park and garden and 762 listed buildings of which 12 are Grade I, 63 are Grade II* and 687 Grade II. 17 listed buildings are on the 'Buildings at risk survey' with 4 of those being Grade I and II*.</p> <p>Within Lichfield there are many rural villages that are set within a varied and attractive rural area.</p>	<p>Loss of heritage assets due to a less co-ordinated approach to housing and delivery.</p> <p>Uncontrolled or unsympathetic development could harm local landscape and townscape character.</p>
<p>Landscape and Ecology</p>	<p>Lichfield supports a variety of wildlife rich habitats and species, with 2 SACs, 4 SSSIs, an AONB, and 78 Sites of Biological Interest.</p> <p>Areas within the District are at risk of pluvial and fluvial flooding.</p> <p>Within the District there is a large amount of high quality agricultural land, in particular Grades 2 and 3.</p>	<p>Lack of local protection could lead to a degradation and loss of valued landscapes.</p> <p>Lack of strategic oversight leading to inappropriate development, damaging Districts valuable habitats and species.</p> <p>Potential risks from inappropriately located development.</p>

<p>Transport and Movement</p>	<p>Public transport provision across the District is variable.</p> <p>3% of employed residents commute by rail, which is the highest in Staffordshire.</p> <p>49.1% of residents commute out of the District to work. Lichfield District also has one of the highest rates of car drivers at 75%.</p> <p>In Lichfield City 83% of households are within 350 metres of a half hourly or better weekday bus service. Some settlements are limited to just 1-2 bus services a week with some rural villages having no bus service at all.</p>	<p>A less strategic overview of development and infrastructure delivery may occur.</p> <p>Necessary highway infrastructure may not be strategically implemented.</p> <p>Ensure that new development is in accessible locations that reduce the need to travel.</p> <p>Ensuring that new growth is integrated with new transport infrastructure.</p>
<p>Climate, Energy and Waste</p>	<p>Traffic continues to compromise air quality in the AQMA.</p> <p>48.9% of all household waste was recycled in 2017/18 which is above the EU target of 50% of waste being recycled by 2020.</p> <p>Over a ten year period average domestic consumption has decreased by 22.8% in Lichfield which is larger than both the regional (-22.6%) and national (-23.6%) figures.</p> <p>Bring up water to a 'good quality' rating in line with Environment Agency objectives.</p>	<p>Without a strategic approach to development and infrastructure, existing issues of air quality may be exacerbated.</p> <p>Positive trends could be reversed reducing the ability of the District to contribute a low carbon future.</p> <p>A Local Plan can provide further support in the long-term approach to climate change mitigation and adaption. Therefore, without a Local Plan development may be less ambitious in its energy performance.</p>

## **APPENDIX B - SA QUESTIONS AND ASSUMPTIONS**



**Appendix B: Assumptions**  
**Lichfield District Local Plan 2040:**  
**Proposed Submission Plan**

## Assumptions

### Introduction

Sustainability Appraisal is a statutory requirement of the Planning and Compulsory Purchase Act 2004. It is designed to ensure that the plan preparation process maximises the contribution that a plan makes to sustainable development and minimises any potential adverse impacts. The SA process involves appraising the likely social, environmental and economic effects of the policies and proposals within a plan from the outset of its development.

Strategic Environmental Assessment (SEA) is also a statutory assessment process, required under the SEA Directive, transposed in the UK by the SEA Regulations (Statutory Instrument 2004, No 1633). The SEA Regulations require the formal assessment of plans and programmes which are likely to have significant effects on the environment and which set the framework for future consent of projects requiring Environmental Impact Assessment (EIA). The purpose of SEA, as defined in Article 1 of the SEA Directive is *'to provide for a high level of protection of the environment and to contribute to the integration of environmental considerations into the preparation and adoption of plans....with a view to promoting sustainable development'*.

SEA and SA are separate processes but have similar aims and objectives. Simply put, SEA focuses on the likely environmental effects of a plan whilst SA includes a wider range of considerations, extending to social and economic impacts. National Planning Practice Guidance shows how it is possible to satisfy both requirements by undertaking a joint SA/SEA process, and to present a SA Report that incorporates the requirements of the SEA Regulations. The SA/SEA of Lichfield District Local Plan 2040: Proposed Submission Plan has been developed using this integrated approach and throughout this report the abbreviation 'SA' should therefore be taken to refer to 'SA incorporating the requirements of SEA'.

### Assumptions and Assessment

**This 'interim' SA Report has been prepared to assist Lichfield District Council Cabinet in their consideration of the sustainability issues associated with the on-going production of the Regulation 19 version of the Lichfield District Local Plan 2040: Proposed Submission Plan.** The SA Report considers all reasonable alternatives, based on the evidence base currently available, that have been assessed as part of the SA.

The 'interim' document does not include a detailed analysis or appraisal of all the reasonable alternatives site options being considered for new residential and employment allocations within the Proposed Submission Plan. The full analysis of all the reasonable alternative site options, against the assumptions listed in this Appendix, will be set in the final version of the SA Report prepared to accompany the Regulation 19 version of the Lichfield District Local Plan 2040: Proposed Submission Plan.

SA Objectives	Assumptions
<p>1. To provide housing that meet the needs of all of our existing and future residents</p>	<p><b>Employment Site Options</b></p> <p><b>Site Specific Question 1,2,3,4 and 5</b></p> <p>In relation to Site Specific Questions 1, 2, 3, 4 and 5 the location of employment sites are not considered likely to have an effect on this objective.</p> <p>Therefore the following assumption will be made in relation to Site Specific Question 1, 2, 3, 4 and 5.</p> <ul style="list-style-type: none"> <li>• A neutral effect (N) score will be recorded.</li> </ul> <p><b>Residential Site Options and Gypsy and Traveller Site options</b></p> <p>All sites of this development type will to some extent have a positive effect on this objective.</p> <p><b>Site specific Question 1 – Will the site deliver affordable housing?</b></p> <p>In relation to Site Specific Questions 1 housing development consisting of 15 dwellings or more or sites of 0.5ha or more in size in both Lichfield City and Burntwood are required to make provision for affordable housing. Outside of these two urban areas affordable housing is required in line with national thresholds which currently stands at sites of 10 dwellings or more.</p> <p>Therefore the following assumption will be made in relation to Lichfield City and Burntwood in regard to Site Specific Question 1:</p> <ul style="list-style-type: none"> <li>• Sites with capacity for more than 15 homes or have a site size of 0.5ha or more will have a significant positive (++) effect</li> <li>• Sites with capacity for less than 15 homes or under 0.5ha in size will have a positive (N) effect.</li> </ul>

SA Objectives	Assumptions
	<p>Therefore the following assumptions will be made in relation to Site Specific Question 1 relating to areas outside of Lichfield City and Burntwood.</p> <ul style="list-style-type: none"> <li>• Sites with capacity for more than 11 homes will have a significant positive (++) effect</li> <li>• Sites with capacity for less than 11 homes will have a positive (N) effect.</li> </ul> <p><b>Site Specific Question 2 – Will the site use previously developed land or building?</b></p> <p>Development on brownfield land represents more efficient use of land in comparison to the development of greenfield sites.</p> <p>Therefore the following assumption will be made in relation to Site Specific Question 2.</p> <ul style="list-style-type: none"> <li>• Sites that are mainly or entirely on brownfield land will be scored as having a significant positive effect (++)</li> <li>• Sites that are partly greenfield but include an element of previously developed land will be scored as having a minor negative effect (-)</li> <li>• Sites that are mainly or entirely on greenfield land will be scored as having a significant negative effect (--).</li> </ul> <p><b>Site Specific Question 3 – Will it give a high housing yield?</b></p> <p>Higher density development with a number of integrated uses provides an efficient use of existing land resource. Whilst the great majority of sites have the natural ability to deliver high density development this can be restricted at detailed design stage when the surrounding context and other individual site specific elements are established.</p> <p>Therefore the following assumption will be made in relation to Site Specific Question 3.</p> <ul style="list-style-type: none"> <li>• All sites will be scored as having a neutral (N) effect.</li> </ul> <p><b>Site Specific Question 4 – Will the site meet local need?</b></p> <p>All sites of this development type will to some extent have a positive effect on this objective. Therefore the following assumption will be made.</p> <ul style="list-style-type: none"> <li>• A significant positive (++) effect will be recorded against Site Specific Question 4.</li> </ul>

Assumptions

SA Objectives	Assumptions
	<p><b>Site Specific Question 5 – Will the site meet cross boundary and/or neighbouring needs?</b></p> <p>All sites of this development type will to some extent have a positive effect on this objective. Therefore the following assumption will be made.</p> <ul style="list-style-type: none"> <li>• A significant positive (++) effect will be recorded against Site Specific Question 5.</li> </ul>
<p>2. To promote safe communities and reduce fear of crime</p>	<p><b>Site Specific Question 1 – Will it reduce crime through design measures?</b>  <b>Site Specific Question 2 – Will it contribute to a safe built environment?</b></p> <p>The effect of new development on the reduction of crime and fear of crime will depend on factors which are not influenced by the location of development sites but through detailed design.</p> <p>Therefore the following assumption will be made in relation to Site Specific Questions 1 and 2</p> <ul style="list-style-type: none"> <li>• A neutral effect (N) will be recorded.</li> </ul>
<p>3. Improve access to health facilities and promote wellbeing</p>	<p><b>Residential Site Options and Employment Site Options</b></p> <p><b>Site Specific Question 1 – Will it improve accessibility to health care for existing residents (including older residents) and provide additional facilities for new residents?</b></p> <p>In terms of Site Specific Question 1, whilst it is possible that employees may choose to access health care facilities close to their place of work it is assumed that any generated need and required response will focus on residential growth points.</p> <p>The District Council’s Community Infrastructure (CIL) Levy Regulation 123 listed states that funds may be used where evidence is provided that there is no local capacity and expansion of services is required to support growth across the district. Therefore development that falls within and identified use on the adopted Schedule of Rates will result in a possible positive effect, however the extent is uncertain.</p> <p>Therefore in relation to Site Specific Question 1 the following assumptions will be made:</p>

SA Objectives	Assumptions
	<ul style="list-style-type: none"> <li>• A minor positive effect (+?) score will be recorded against Site Specific Questions 1.</li> </ul> <p><b>Gypsy and Traveller site options</b></p> <p>Development associated with the development of sites to accommodate Gypsy and Traveller need would not fall within an identified use on the adopted Schedule of Rates. As such CIL would not apply and a possible positive effect would not result.</p> <p>Therefore in relation to Site Specific Question 1 the following assumptions will be made</p> <ul style="list-style-type: none"> <li>• A neutral effect (N) score will be recorded.</li> </ul> <p><b>Site Specific Question 2 – Will it support wellbeing including opportunities for recreational/ physical activity?</b></p> <p>Sites that are within walking distance (480m, Policy HSC1 Lichfield District Council Local Plan Strategy) of existing open spaces (including play, amenity green space) may provide opportunities for people to improve their health and wellbeing.</p> <p>Therefore in relation to Site Specific Question 2 the following assumptions will be made.</p> <ul style="list-style-type: none"> <li>• Sites that are within 480m of more than one area of open space will have a significant positive (++) affect.</li> <li>• Sites that are within 480m of one area of open space will have a minor positive (+) affect.</li> <li>• Sites that are not within 480m of an area of open spaces will have a Neutral (N) affect.</li> </ul> <p><b>Employment Site options</b></p> <p><b>Site Specific Question 2</b></p> <p>Whilst it is possible that employees may choose to access green space close to their place of employment during the working day the location of employment sites and retail sites options are not considered likely to have an effect on Site Specific Questions 2 of this objective which relates directly to accessibility of greenspace.</p>

SA Objectives	Assumptions
	<p>The following assumption will be made.</p> <ul style="list-style-type: none"> <li>• A neutral effect (N) score will be recorded against Site Specific Question 2</li> </ul> <p><b>Residential and Employment Site Options</b>  <b>Site Specific Question 3 – Will it provide new accessible green space?</b></p> <p>Improvements to open space provision, including play provision for key sites, in line with the Open Space Assessment are identified as infrastructure to be funded in whole or in part by CIL. Therefore development that falls within an identified use on the adopted Schedule of Rates will result in a possible positive effect, however the extent is uncertain.</p> <p>Development of a site that includes an existing area of open space could result in the loss of that asset depending on whether its retention is incorporated within the detailed design. Large-scale new housing site allocations could offer the opportunity for the creation of accessible open space provision within the development site. It is uncertain as it cannot be known until detailed design stage whether the open space would be incorporated or lost through development.</p> <p>Therefore in relation to Site Specific Question 3 the following assumptions will be made:</p> <ul style="list-style-type: none"> <li>• Sites that include an existing area/s of open space could have minor negative (-?) effect.</li> <li>• All other sites will score a minor positive effect (+?) score will be recorded against Site Specific Questions 3.</li> </ul> <p><b>Gypsy and Traveller Site Options</b></p> <p>Development associated with the development of sites to accommodate Gypsy and Traveller need would not fall within an identified use on the adopted Schedule of Rates. As such CIL would not apply and a possible positive effect would not result.</p> <p>Therefore in relation to Site Specific Question 3 the following assumptions will be made</p> <ul style="list-style-type: none"> <li>• A neutral effect (N) score will be recorded.</li> </ul>
<p>4. Maximise the use of previously developed land/ buildings and</p>	<p><b>Site Specific Question 1 - Will it result in the loss of land that has not been previously developed?</b></p>

SA Objectives	Assumptions
<p>encourage the efficient use of land</p>	<p>Development on brownfield land represents more efficient use of land in comparison to the development of greenfield sites.</p> <p>Therefore the following assumption will be made in relation to Site Specific Question 1.</p> <ul style="list-style-type: none"> <li>• Sites that are mainly or entirely on brownfield land will be scored as having a significant positive effect (++)</li> <li>• Sites that are partly greenfield but include an element of previously developed land will be scored as having a minor negative effect (-)</li> <li>• Sites that are mainly or entirely on greenfield land will be scored as having a significant negative effect (--).</li> </ul> <p><b>Site Specific Question 2 – Is the site capable of supporting higher density development and/ or a mix of uses?</b></p> <p>Higher density development with a number of integrated uses provides an efficient use of existing land resource. Whilst the great majority of sites have the natural ability to deliver high density development this can be restricted at detailed design stage when the surrounding context and other individual site specific elements are established.</p> <p>Therefore the following assumption will be made in relation to Site Specific Question 2.</p> <ul style="list-style-type: none"> <li>• All sites will be scored as having a neutral (N) effect.</li> </ul> <p><b>Site Specific Question 3 – Does the site allow for the re-use of existing buildings?</b></p> <p>The reuse of existing buildings is an efficient use of existing resources however the extent that new development is able to incorporate existing site infrastructure will only become apparent at detailed design stage.</p> <p>Therefore the following assumption will be made in relation to Site Specific Question 3.</p> <ul style="list-style-type: none"> <li>• Sites that have existing buildings included within them will be scored as having a minor positive effect with uncertainty (+?)</li> <li>• Sites that do not have buildings included within them will be scored as having a neutral effect (N).</li> </ul> <p><b>Site Specific Question 4 – Will it reduce the amount of derelict, degraded and underused land within the District?</b></p> <p>Development on derelict, degraded and underused land represents an efficient use of land.</p>



Assumptions

SA Objectives	Assumptions
	<p>Therefore the following assumption will be made in relation to Site Specific Question 4.</p> <ul style="list-style-type: none"> <li>• Sites that have an element of derelict, degraded and underused land within them will be scored as having a significant positive effect (++).</li> <li>• All other sites will be scored as having a neutral effect (N).</li> </ul>
<p>5. To improve educational attainment of the working age population</p>	<p><b>Site Specific Question 1 – Will it reduce the number of working age residents who have no, or lower qualifications?</b></p> <p>The effect of new development in relation to participation and improved access to education and skills training will to a large extent be influenced by factors that will be addressed at detailed design stage and it is also noted that personal behaviour will also impact on this indicator.</p> <p>The following assumption has been made in relation to Site Specific Question 1.</p> <ul style="list-style-type: none"> <li>• A neutral effect (N) score will be recorded.</li> </ul>
<p>6. To achieve stable and sustainable levels of economic growth and maintain economic competitiveness</p>	<p><b>Site Specific Question 1 – Will it encourage higher skilled economic sectors in the District?</b>  <b>Site Specific Question 2 – Will it encourage new employment that is consistent with local needs?</b>  <b>Site Specific Question 3 – Will it encourage the growth of existing businesses?</b>  <b>Site Specific Question 4 – Will it encourage small businesses to grow?</b></p> <p>Whilst housing development overall can contribute to economic growth, Sustainability Objective 6 relates to the link between, business growth and skills and forms the focuses of the above Site Specific Questions. It has therefore been assumed that the location of Residential and Gypsy and Traveller site options will not positively impact on the elements of economic growth identified within this objective.</p> <p>Therefore the following assumption will be made in relation to Site Specific Questions 1, 2, 3, and 4. If however the proposed housing site would lead to the loss of existing employment land a negative impact on sustainable economic growth could result. In recognition that the retail sector plays a role in the prosperity and growth also skills, employment and business growth those housing sites that fall within either the Town Centre Boundary of Lichfield City Centre or Burntwood could result in a negative effect.</p>

SA Objectives	Assumptions
	<p>Therefore the following assumptions have been made in relation to Site Specific Questions 1,2,3, and 4.</p> <ul style="list-style-type: none"> <li>• A neutral effect (N) score will be recorded where the site is not in use for employment or is located within an Existing Employment Area.</li> <li>• Sites that are currently in Existing Industrial Areas or currently being used for employment use would have a significant negative effect (--) score will be recorded.</li> <li>•</li> </ul> <p><b>Lichfield</b></p> <ul style="list-style-type: none"> <li>• Sites that fall within the Primary Retail Area of Lichfield City Centre a significant negative effect (--) score will be recorded,</li> <li>• Sites that fall within the Secondary Retail Area of Lichfield City Centre a minor negative effect (-) score will be recorded.</li> </ul> <p><b>Burntwood</b></p> <ul style="list-style-type: none"> <li>• Sites that fall within the Primary Retail Area of Burntwood significant negative effect (--) score will be recorded against.</li> </ul> <p><b>Employment Sites</b></p> <p><b>Site Specific Questions 1, 2, 3, and 4</b></p> <p>Employment sites by the nature of the allocation have the potential to result in a positive effect against Site Specific Questions 1, 2, 3, and 4 the extent of this effect will be unknown until detailed design stage and beyond.</p> <p>As such the following assumption will be made</p> <ul style="list-style-type: none"> <li>• A significant positive effect reflecting the uncertain nature of the effect (Double +?).</li> </ul>
<p>7. To reduce and manage water and air pollution</p>	<p><b>Site Specific Question 1 – Which Source Protection Zone does the development fall within?</b></p>

SA Objectives	Assumptions
	<p>The effects of development on water quality will depend on the capacity of the relevant sewage treatment works to accommodate the impact of the new development, the level/extent of the effect cannot be assessed at this point. However, which water Source Protection Zone the site falls within can be established and a level of effect assumed.</p> <p>Therefore the following assumption will be made in relation to Specific Question 1</p> <ul style="list-style-type: none"> <li>• Sites that are within Source Protection Zone 1 could have a significant negative (--) effect on water quality.</li> <li>• Sites that are within Source Protection Zone 2 or 3 could have a minor negative (-) effect on water quality.</li> <li>• Sites that are not within a Source Protection Zone are likely to have a neutral (N) effect on water quality.</li> </ul> <p><b>Site Specific Question 2 – Does the site fall within the River Mease SAC catchment?</b></p> <p>The River Mease is designated as a Special Area of Conservation under the Habitats Regulations part of which falls within Lichfield District.</p> <p>Therefore the following assumptions will be made in relation to Site Specific Question 2</p> <ul style="list-style-type: none"> <li>• Those sites that are located partly or wholly within the catchment of the River Mease SAC could have a significant negative (--) effect in water quality.</li> <li>• All other sites will record a Neutral (N) effect.</li> </ul> <p><b>Site Specific Question 3 – Is the site within or directly connected by road to an AQMA?</b></p> <p>Within Lichfield District there are two Air Quality Management Zone designated (A5 Muckley Corner and A38 Wall Island to Alrewas). Site that are within one of the Air Quality Management Areas (AQMAs) in the District could increase levels of air pollution in those areas as a result of increase vehicle traffic.</p> <p>Therefore the following assumptions will be made in relation Site Specific Question 3</p> <ul style="list-style-type: none"> <li>• Sites that are partly or wholly in an Air Quality Management Area are likely to have a significant negative (--) effect on air quality.</li> </ul> <p>Sites that are not in an Air Quality Management Area are likely to have a neutral (N) effect on air quality.</p>

Assumptions

SA Objectives	Assumptions
<p>8. To minimise water and increase the recycling and reuse of waste materials</p>	<p><b>Site Specific Question 1 – Will it reduce household and/ or commercial waste?</b></p> <p>This will depend largely on behaviour patterns combined with the detailed design of the development.</p> <p>Therefore the following assumption will be made in relation to Site Specific Question 1.</p> <ul style="list-style-type: none"> <li>• All sites that are considered to have a Neutral (N) effect.</li> </ul> <p><b>Site Specific Question 2 – Will it increase waste recovery and recycling?</b></p> <p><b>Site Specific Question 3 – Will it reduce the proportion of waste sent to landfill?</b></p> <p>It is possible that previously developed land may offer opportunities for the reuse of materials and buildings as part of the development.</p> <p>Therefore the following assumption will be made in relation to Site Specific Question 2 and 3.</p> <ul style="list-style-type: none"> <li>• All sites that are mainly or entirely on brownfield land will have a minor positive effect (+)</li> </ul> <p>All other sites will record a Neutral (N) effect.</p>
<p>9. To reduce and manage flood risk and surface water run off</p>	<p><b>Site Specific Question 1 – Is the site located outside an area of risk from flooding?</b></p> <p>National Planning Guidance identifies which types of land uses are considered to appropriate in Flood Zones 2, 3a and 3b. Where site options are located in areas of high flood risk, it could increase the risk of flooding in those areas particularly if the site has not previously been developed. No assumptions have been made that relate to existing mitigation that may or may not exist on sites that are brownfield.</p> <p>National Planning Practice guidance identifies residential properties as a ‘more vulnerable use’, which is suitable in areas of flood zone 1 and 2, but would require an exception test in flood zone 3a, and is unsuitable in flood zone 3b.</p> <p>Therefore the following assumptions will be made in relation to Site Specific Question 1.</p> <ul style="list-style-type: none"> <li>• Sites that are entirely or mainly on greenfield land that are within flood zones 3 are likely to have a significant negative (--) effect.</li> <li>• Sites that are entirely or mainly on greenfield outside of flood zone 3 are likely to have a minor negative (-) effect.</li> <li>• Sites that are entirely or mainly on brownfield within flood zones 3 are likely to have a minor negative (--) effect.</li> <li>• Sites that are on brownfield land outside of flood zones 3 are likely to have a Neutral (N) effect.</li> </ul>

SA Objectives	Assumptions
	<p><b>Gypsy and Traveller Site Options</b></p> <p>National Planning Practice Guidance identifies caravans, mobile homes and park homes intended for permanent residential use as a ‘highly vulnerable use’, which is suitable in areas of flood zone 1 but require an exception test in flood zone 2 and is unsuitable in flood zones 3a and 3b.</p> <p>Therefore the following assumptions will be made in relation to Site Specific Question 1.</p> <ul style="list-style-type: none"> <li>• Sites that are entirely or mainly with flood zones 2 or 3 are likely to have a significant negative (--) effect.</li> <li>• Sites that are on greenfield land outside of flood zones 2 and 3 are likely to have a minor negative (-) effect</li> <li>• Sites that are on brownfield land within flood zones 2 and 3 are likely to have a minor negative (-) effect.</li> <li>• Sites that are on brownfield land outside flood zones 2 and 3 area likely to have a Neutral (N).</li> </ul> <p><b>Employment and Retail Site Options</b></p> <p>National Planning Guidance identifies buildings used for shops, as well as offices and general industry, as ‘less vulnerable uses’, which are suitable in areas of flood zone 1, 2 and 3a but are unsuitable in flood zone 3b.</p> <p>Therefore the following assumptions have been made in relation to Site Specific Question 1.</p> <ul style="list-style-type: none"> <li>• Sites that are entirely or mainly on greenfield land that is within flood zone 3 are likely to have a significant negative (--) effect.</li> <li>• Sites that are either entirely or mainly in greenfield outside of flood zone 3, or that are entirely or mainly in brownfield within flood zone 3 are likely to have a minor negative (-) effect.</li> <li>• Sites that are on brownfield land outside of flood zone 3b are likely to have a Neutral (N) effect.</li> </ul> <p><b>Site Specific Question 2 – Will there be opportunity for flood risk reduction?</b></p> <p>The effect of new development on flood management will depend on the extent to which SuDs or other flood elevation methods are incorporated within the development. It is however difficult to assume the level of effect such design elements (if incorporated) will have at this stage.</p> <p>Therefore the following assumption will be made in relation to Site Specific Question 2.</p> <ul style="list-style-type: none"> <li>• An uncertain effect (?) score will be recorded on all types of site options</li> </ul>

Assumptions

SA Objectives	Assumptions
<p>10. To reduce and manage the impacts of climate change and the Districts contribution to the causes</p>	<p><b>Site Specific Question 1 – Will it reduce the causes of climate change?</b>  <b>Site Specific Question 2 – Will it encourage the prudent use of energy?</b>  <b>Site Specific Question 3 – Will it provide opportunities for additional renewable energy generation capacity within the District?</b></p> <p>The effect on new development on the Sustainability Objective will depend to a large extent on options taken at detailed design.</p> <p>Therefore the following assumption will be made in relation to Site Specific Questions 1, 2 and 3.</p> <ul style="list-style-type: none"> <li>• All sites that are considered to have a Neutral (N) effect.</li> </ul>
<p>11. To promote biodiversity protection, enhancement and management of species and habitats</p>	<p><b>Site Specific Question 1 - Will it conserve protected/ priority species?</b></p> <p>A site will score neutral (N) if the site is unlikely to support protected/ priority species (eg. Hardstanding, arable, amenity grassland)</p> <p>A site will score a minor negative effect (-) if there is a potential for a site to support protected/ priority species – if a site is within 2km of a protected/priority species.</p> <p>A site will score a significant negative effect (--) if protected/ priority species are on site (eg. Great Crested Newt, Bats).</p> <p><b>Site Specific Question 2 - Will it conserve protected/ priority habitats and local nature conservation sites?</b></p> <p>A site will score neutral (N) if it is composed of land that is not considered to be a habitat region (eg hardstanding, arable)</p> <p>A site will score a minor negative effect (-) if the site comprised of partly protected/ priority species habitats (eg. Habitats with moderate distinctiveness such as semi improved grassland or ruderal).</p>

Assumptions

SA Objectives	Assumptions
	<p>A site will score a significant negative effect (--) if the site contains protected/ priority species habitats (eg. Woodland, heathland, ancient woodland, hedgerows, veteran trees, mire) or falls within any designated sites such as SSSI, SBI, BAS.</p> <p><b>Site Specific Question 3 - Will it protect statutory designated sites?</b></p> <p>A site will score neutral (N) if it is not within a SAC area (CCSAC or RMSAC)</p> <p>A site will score a significant negative effect (--) if the site is within a SAC area or within the 0-15km area of CCSAC</p> <p><b>Site Specific Question 4 - Will it encourage ecological connectivity (including green corridors and water courses)?</b></p> <p>A site will score neutral (N) if it is isolated from or there are no watercourses/ green corridors present</p> <p>A site will score a minor negative effect (-) if the site is adjacent to or has a boundary with a green corridor or water course</p> <p>A site will score a significant negative effect (--) if the site is part of a green corridor or water course or is connected to an established network</p>
<p>12. To ensure the protection and enhancement of the historic environment, heritage assets and their setting</p>	<p>The NPPF para 193 states that the ‘When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance. Development could also enable the enhancement of an asset preserving or revealing importance elements.</p> <p><b>Site Specific Question 1 – Will it preserve and enhance buildings and structures and their settings and contribute to the Districts heritage?</b></p> <p>Therefore the following assumptions will be made in relation to Site Specific Question 1.</p>

SA Objectives	Assumptions
	<ul style="list-style-type: none"> <li>• Where sites have the potential to significantly enhance a listed building or its setting for example by repairing it, removing inappropriate development within its setting they will be scored as having a significant positive effect (++).</li> <li>• Where sites have the potential to enhance a locally listed building or its setting or they have the potential to make a modest improvement to a listed building or its setting they will be scored as having a minor positive effect (+).</li> <li>• Where sites are not considered to be within the setting of a listed or locally listed building they will be scored as having a Neutral (N).</li> <li>• Where a site has the potential to harm a locally listed building or its setting or would cause modest harm to a Grade II listed building or its setting but this would be minor harm and/or could be mitigated this will be scored as having a minor negative (-).</li> <li>• Where a site, however developed, would cause any harm to a Grade I or II* listed building or its setting or harm to a Grade II listed building or its setting that could not be mitigated it will be scored as having a significant negative effect (--).</li> </ul> <p><b>Site Specific Question 2 – Will it preserve and enhance conservation areas including their settings?</b></p> <p>Therefore the following assumptions will be made in relation to Site Specific Question 3.</p> <ul style="list-style-type: none"> <li>• Where sites have the potential to enhance a conservation area, for example where the area is highlighted as an area for improvement in the adopted conservation area appraisal, they will be scored as having a significant positive effect (++).</li> <li>• Where sites have the potential to preserve the conservation area they will be scored as having a minor positive effect (+).</li> <li>• Where sites are not considered to be within the setting of a conservation area they will be scored as having a significant positive effect (N).</li> <li>• Where a site has the potential to harm the conservation area or its setting but this would be minor harm and/or could be mitigated this will be scored as having a minor negative effect (-).</li> <li>• Sites which however development would cause harm to a conservation area or its setting will be scored as having a significant negative effect (--).</li> </ul> <p><b>Site Specific Question 3 – Will it offer opportunities to bring heritage assets back into active use?</b></p>



SA Objectives	Assumptions
	<p>Therefore the following assumptions will be made in relation to Site Specific Question 4.</p> <ul style="list-style-type: none"> <li>• Where sites have the potential to bring a listed building back into active use they will be scored as having a significant positive effect (++).</li> <li>• Where sites have the potential to bring a locally listed building or other non-designated heritage asset back into active use they will be scored as having a minor positive effect (+).</li> <li>• Where sites do not contain any designated or non-designated heritage assets or they have a designated or sites that contain designated or non-designated heritage assets that are already in active use they will be scored as neutral (N).</li> <li>• Where a site has the potential to harm a non-designated heritage asset so that it is less likely to be able to be brought back into use this will be scored as having a minor negative effect (-).</li> <li>• Where a site, has the potential to harm a designated heritage asset so that it is less likely to be able to be brought back into use this will be scored as having a significant negative effect (--).</li> </ul>
<p>13. Protect, enhance and manage the character and quality of the landscape and townscape</p>	<p><b>Site Specific Question 1 – Will it achieve high quality and sustainable design for buildings, spaces, and the public realm sensitive to the locality?</b></p> <p>The effects of new development on Site Specific Question 1 will depend largely on its design, which is not yet known, therefore all effects will be to some extent uncertain at this stage. Therefore the assumption will be made that all sites have the potential to achieve a high quality and sustainable design sensitive to the locality but this depends wholly on the specific attribute of a particular scheme.</p> <p>Therefore the following assumptions have been made in relation to Site Specific Question 1.</p> <ul style="list-style-type: none"> <li>• All sites will be scored neutral effect (N).</li> </ul> <p><b>Site Specific Question 2 – Does it value and protect diverse and locally distinctive settlement and townscape character?</b></p> <p>Therefore the following assumptions will be made in relation to Site Specific Question 2</p> <ul style="list-style-type: none"> <li>• Where sites have the potential to significantly improve locally distinctive settlement and townscape character they will be scored as having a significantly positive effect (++)</li> </ul>

SA Objectives	Assumptions
	<ul style="list-style-type: none"> <li>• Where sites have the potential to improve locally distinctive settlement and townscape character setting they will be scored has having a minor positive effect (+).</li> <li>• Where sites have the potential to preserve locally distinctive settlement and townscape character they will be scored has having a neutral effect (N).</li> <li>• Where a site has the potential to harm locally distinctive settlement and townscape character but this harm would be minimal and/or could be mitigated this will be scored has having a minor negative effect (-).</li> <li>• Where a site, however developed, harm locally distinctive settlement and townscape character that could not be mitigated it will be scored has having a significantly minor effect (--).</li> </ul> <p><b>Site Specific Question 3 – Does it safeguard historic views and valuable skylines and settlements?</b></p> <p>Therefore the following assumptions will be made in relation to Site Specific Question 3.</p> <ul style="list-style-type: none"> <li>• Where sites have the potential to significantly improve historic views and valuable skylines of settlements they will be scored has having a significant positive effect (++)</li> <li>• Where sites have the potential to improve historic views and valuable skylines of settlements setting they will be scored has having a minor positive effect (+).</li> <li>• Where sites will have no impact on historic views and valuable skylines of settlements they will be scored has having a neutral effect (N).</li> <li>• Where a site has the potential to harm historic views and valuable skylines of settlements but this harm would be minimal and/or could be mitigated this will be scored has having a minor negative effect (-).</li> <li>• Where a site, however developed, harm historic views and valuable skylines of settlements that could not be mitigated it will be scored has having a significant negative effect (--).</li> </ul> <p><b>Site Specific Question 4 – Is the site within a Strategic/Main Centre, Larger Service Village or Smaller Service Village?</b></p> <p>Connections and the access to integrated infrastructure (physical, green and social/community) is seen as important to the formation of sustainable communities.</p> <p>Therefore the following assumption will be made in relation to Site Specific Question 4.</p> <ul style="list-style-type: none"> <li>• Sites that are within or have a boundary with a Lichfield or Burntwood will be scored has having a significant positive effect (++).</li> </ul>

SA Objectives	Assumptions
	<ul style="list-style-type: none"> <li>• Sites that are within or have a boundary with Alrewas, Armitage with Handscare, Fazeley, Fradley, Shenstone and Whittington (Larger Service Villages) will be scored as having a minor positive effect (+).</li> <li>• Sites that are have a boundary with Rugeley and Tamworth (Neighbouring Town) will be scored as having a minor positive effect (+).</li> <li>• Sites that are within or have a boundary with those settlements identified as Smaller Service Villages and Smaller Rural Villages (Clifton Campville, Colton, Drayton Basset, Edingale, Elford, Hamstall Ridware, Harlaston, Hill Ridware, Hopwas, Kings Bromley, Little Aston, Longdon, Stonnall, Upper Longdon, Wigginton) will be scored as having a minor negative effect (-)</li> <li>• Sites that are isolated and are located away from any settlement boundary will be scored as having a significant negative effect (--).</li> </ul> <p><b>Site Specific Question 5 – Is the site within close proximity to key services (eg schools, food shops, public transport, health centres etc)?</b></p> <p>Therefore the following assumptions will be made in relation to Site Specific Question 5</p> <ul style="list-style-type: none"> <li>• Those sites identified as being within or having a boundary with an identified settlement identified within Site Specific Question 4 will score as having a minor positive effect (+).</li> <li>• All other sites will have a significant negative effect (--).</li> </ul> <p><b>Site Specific Question 6 - Does it respect and protect existing landscape character?</b></p> <p>Landscapes that have been characterised as Active Landscape Conservation, Landscape Maintenance, and Landscape Enhancement are seen to have potentially high sensitivity to development. Landscapes that have been characterised as Landscape Restoration and Innovative Landscape Regeneration are seen to have a potentially moderate sensitivity to development. Landscapes that are classed as urban or have no recognised landscape character are seen to have a potentially low sensitivity to development as defined by the Staffordshire County Council Landscape Character Types (2001). In addition where development is within or close to designated landscapes negative effects could result.</p> <p>Therefore the following assumptions have been made in relation to Site Specific Question 6.</p> <ul style="list-style-type: none"> <li>• Sites that are entirely or mainly in Active Landscape Conservation, Landscape Maintenance and Landscape Enhancement are likely to have a significant negative effect (--)</li> <li>• Sites that are entirely or mainly in Landscape Restoration and Innovation Landscape Regeneration are likely to have a minor negative effect (-)</li> </ul>

SA Objectives	Assumptions
	<ul style="list-style-type: none"> <li>• Site that are entirely or mainly in and urban or non-classified Landscape Character Area are likely to have a neutral (N) effect.</li> </ul> <p>In addition where development is within or close to designated landscapes negative effects could result.</p> <ul style="list-style-type: none"> <li>• Sites that are within or in close proximity to Cannock Chase AONB are likely to have a significant negative effect (--)</li> </ul> <p><b>Employment Site Options</b></p> <p><b>Site Specific Question 4</b></p> <p>The settlement hierarchy articulated through site specific Question 4 is not relevant to employment sites.</p> <p>Therefore the following assumption will be made in relation to Site Specific Question 4</p> <ul style="list-style-type: none"> <li>• A neutral (N) score will be recorded.</li> </ul> <p><b>Site Specific Question 5</b></p> <p>Whilst it is possible that employees may choose to access services close to their place of employment during the working day a direct relationship between the two is considered at this point the SA to be neutral. It should be noted that accessibility is considered directly as part of SA Objective 6 and furthermore SA Objective 15 measures potential economic benefits.</p> <p>Therefore the following assumption will be made in relation to Site Specific Question 5</p> <ul style="list-style-type: none"> <li>• A neutral (N) score will be recorded.</li> </ul>
<p>14. To increase opportunities for non-car travel and reduce the need for travel</p>	<p><b>Site Specific Question 1 – Does the site location encourage the use of existing or provide sustainable modes of travel?</b></p>

SA Objectives	Assumptions
	<p>In the absence of transport data sites will be scored using information from the <a href="#">Lichfield District Settlement Sustainability Study (October 2018)</a> to provide information on access to a range of services such as supermarkets, community facilities and employment locations. The study provides information for settlements that have a settlement boundary and their access to services and facilities. The settlements are then ranked within a Settlement Hierarchy to ascertain the sustainability of each settlement.</p> <ul style="list-style-type: none"> <li>• To have a significant positive (++) effect a site would be within or adjacent to the settlement boundary of Level 1 and 2 Settlements (Lichfield inc. Streethay and Burntwood)</li> <li>• To have a minor positive (+) effect a site would be within or adjacent to the settlement boundary of Level 3 Settlements (Fazeley, Mile Oak and Bonehill; Little Aston; Shenstone; Armitage with Handsacre; Alrewas; Whittington and Fradley).</li> <li>• To have a minor negative (-) effect a site would be within or adjacent to Level 4 Settlements (Stonnall; Kings Bromley and Hopwas).</li> <li>• To have a significant negative (--) effect a site would be within or adjacent to Level 5 Settlements (Hill Ridware; Longdon; Edingale; Elford; Drayton Bassett; Clifton Campville; Wigginton; Harlaston; Hopwas; Kings Bromley; Upper Longdon; Stonnall; Hamstall Ridware and other rural areas) or considered to be isolated and are located away from any settlement boundary.</li> </ul> <p><b>Site Specific Question 2 – Will it reduce the overall impact on traffic sensitive areas?</b></p> <p>In the absence of detailed transport evidence there is uncertainty as to the precise effect on traffic sensitive of the allocated sites. To is acknowledged that other proposed strategic policies will ensure that any adverse effects will be mitigated an so the overall impact for purposes of this assessment are likely to result in a neutral (N) score.</p> <p><b>Site Specific Question 3 – Will it help develop walking, cycling, rail and bus networks to enable residents access to employment, services and facilities?</b></p> <p>In the absence of transport data sites cannot be scored on the above site specific question – therefore all sites will be scored (?).</p>

SA Objectives	Assumptions
	<p><b>Gypsy and Traveller Site Options</b></p> <p>There are a number of difference in relation to Gypsy and Traveller Site Options</p> <p><b>Site Specific Question 2</b>                      In the absence to site yields and in view that Gypsy and Travellers do not generally produce the same trip rates as 'bricks and mortar' residential areas the impact on traffic sensitive areas is uncertain.</p> <p>Therefore in relation to Site Specific Question 2</p> <ul style="list-style-type: none"> <li>• All sites will be scored has having an uncertain effect (?).</li> </ul> <p><b>Site Specific Question 3</b>                      In the absence of yields and in view of the end use of the site an assessment would take place at detailed design stage all sites will be scored as having a neutral effect (N).</p> <p>Therefore in relation to Site Specific Question 3</p> <ul style="list-style-type: none"> <li>• All sites will be scored has having a Neutral effect (N).</li> </ul>

# **APPENDIX C - SCOPING REPORT - CONSULTATION COMMENTS AND RESPONSES**

## Appendix C – Lichfield District Local Plan 2040 - Sustainability Appraisal Scoping Report

Consultation: November/December 2020

Comment	Response
<b>Statutory Organisation: Historic England</b>	
Reference from the Ancient Monument and Archaeological Areas Act 1979 included in Appendix A, but missing from the list on page 6	Duly Noted.  List of documents on Page 6 of the Scoping Report to be amended to include reference Ancient Monument and Archaeological Areas Act 1979.
Suggest adding a reference on page 6 to further info to Appendix A, and also referencing Historic England's Good Practice Notes, especially numbers 1 and 3 and Historic England's Advice Notes.	Duly noted.  List of documents on Page 6 of the Scoping Report to be amended as suggested.
Page 22 (was page 18) change 'registered historic park and garden' to 'registered park and garden' and that 'preservation' is replaced with 'conservation' in the last sentence of the paragraph.	Duly Noted.  <b>Recommendation</b>  Amend text as requested.
Sustainability Objective 12 and Table 5.1.  Amend objective to 'ensure the protection and enhancement of the historic environment, heritage assets and their setting'.	Duly Noted  <b>Recommendation</b>  Amend Sustainability objective to “ <i>ensure the protection and enhancement of the historic environment, heritage assets and their setting</i> ”.



<p>We would also reiterate that the number of Grade II buildings at risk be removed and replaced with '<i>number of heritage assets removed from the at risk register</i>' so that you can assess whether the Plan has had a positive strategy for the historic environment, or alternatively replaced with 'number of heritage assets on the at risk register' as a total rather than Grade II.</p> <p>We note that at page 91 the Buildings on the At Risk Register also includes Grade I and Grade II*, and therefore just referencing Grade II will not give a true representation of the number of heritage assets at risk.</p> <p>In addition, we note that the indicator relating to damage, has not been altered to make it more measurable, as we previously advised.</p>	<p>Duly Noted</p> <p><b>Recommendation</b></p> <p>Amend the Scoping report to reference the '<i>number of heritage assets removed from the at risk register</i>'.</p> <p>Amend the Scoping Report to ensure reference is made to Grade 1, Grade II and Grade II* buildings.</p>
<p><b>Statutory Organisation: Natural England</b></p>	
<p>NE notes the Scoping report's inclusion of two Air Quality Management Areas at the A38 between Lichfield and Alrewas and at Muckley Corner on the A5. In terms of European and nationally designated sites further consideration in relation to the Wealden Judgement may be needed. Natural England will liaise with the Council accordingly during the review of the local plan strategy.</p>	<p>Duly Noted</p> <p>The importance of the Wealdon Judgement is understood and the Council looks forward to further discussions with Natural England on this issue.</p>
<p>Appendices appear to omit any reference to geodiversity and local geological sites. This should be addressed as the SA process moves on to the next stage.</p>	<p>The Scoping Report will be amended to include reference to geo-diversity and local geological sites.</p>
<p>In order to understand and characterise likely trends we advise that the strategic environmental objectives (SEOs) for each NCA area are considered and relevant material from these SEO reflected in the SA process. This approach would reflect NPPF</p>	<p>Duly Noted. Strategic environmental objectives (SEOs) for each NCA will be considered.</p>

para 156 (i.e. Seeking to protect and enhance locally valued landscapes).	
Given the Greater Birmingham Housing Market Area issue you may also wish to consider commissioning a landscape sensitivity and capacity assessment in order to objectively assess the effects of new development in the context of the district's various landscape settings.	Duly Noted. Lichfield Council will consider commissioning a landscape sensitivity and capacity assessment.
Sustainability Objective 4 – Maximise the use of previously developed land/ buildings and encourage the efficient use of land. We acknowledge the main thrust of this objective but would also emphasise the synergies that can exist between long-standing brownfield/previously developed land and biodiversity value. The proposed % metric would present a more refined message if a corresponding % metric was used to express the proportion of previously developed sites retained and managed as an asset for biodiversity and/or green/open space.	Duly Noted  Lichfield Council to consider the use of the proposed measuring metrics.
Sustainability Objective 7 - To reduce water and air pollution.  Acknowledging the linkages between this objective and the subsequent objectives 9 and 11 it would appear logical to amend the text of no.7 to read 'to reduce and manage water and air pollution.'	Duly Noted  <b>Recommendation</b>  Agreed – amend wording of sustainability objective No 7 to read ' <i>to reduce and manage water and air pollution</i> '.
A significant number of the proposed sustainability objectives may be achieved by means of creating, restoring and enhancing areas of green (and blue) infrastructure and providing for their subsequent management. The indicators presented so far do not appear to include metrics that recognise or measure this	Duly Noted  Lichfield Council to consider the use of the proposed measuring metrics.

<p>synergy. A variety of metrics may be appropriate to reflect the multi-functional benefits of green infrastructure resources, for example:</p> <ul style="list-style-type: none"> <li>- Extent of open/greenspace created restored or enhanced.</li> <li>- Sustainable transport links created (footpaths, cycleways).</li> <li>- SUDS incorporated into the design of new developments.</li> </ul>	
<p>In addition, that the Cannock Chase AONB Management Plan 2019 – 2024 has been produced and should be taken into account as a relevant plan and programme (Stage A 1).</p>	<p>Duly noted.</p> <p>List of relevant documents to be amended as suggested.</p>
<p><b>Statutory Organisation: Environment Agency</b></p>	
<p><i>Flood Risk</i></p> <p>1. Flood plan (2016) is referenced in the Scoping Report. It is Recommend that LDC consult EA to confirm what changes there may have been since.</p> <p>LDC should also consult Staffordshire County Council in their role as Lead Local Flood Authority on the risks from Ordinary Watercourses, highway flooding incidents, surface water problems and the application of Sustainable Drainage within the District. LDC should also enquire with Severn Trent for an update on how they intend for adopt sustainable drainage networks in the future.</p> <p>2. The ‘Humber Flood Risk Management Plan’ should also be included in the list of relevant plans and Appendix A. We need to point out that this is a different plan from the Humber RBMP and just covers flood risk:</p> <p>3. Note the second cycle of FRMPs covering the planning cycle 2021 to 2027 are due to be published soon as we move towards</p>	<p><i>Flood Risk</i></p> <p>1. Duly Noted.</p> <p>The Environment Agency, Staffordshire County Council and Severn Trent are statutory consultees who have been formally notified of each stage of the Lichfield District Local Plan 2040 review and their comments taking into account.</p> <p>2. Duly Noted. The Humber Flood Risk Management Plan (2016) will be included in the list of relevant plans and Appendix A.</p> <p>3. Duly Noted. The updated FRMPs will be reviewed and incorporated as the Local Plan progressed once published.</p>

<p>more integrated planning for the water environment on a catchment basis.</p> <p>4. Appendix B – The report refers to the 2014 SFRA. This has since been updated and reference should be made to the combined Lichfield District Council, South Staffordshire, Cannock Chase Council, Stafford Borough Council and Tamworth Borough Council 2019 SFRA which is available here:</p>	<p>4. Duly Noted. The updated version of the SFRA will be referenced in Appendix B.</p>
<p><i>Groundwater &amp; Contaminated Land</i></p> <p>Majority of development in the area occurs on brownfield land. Land quality and groundwater quality should be also be considered together with surface water impacts under the 'Landscape and Ecology' and 'Climate, energy and waste' sections of the report.</p>	<p><i>Groundwater &amp; Contaminated Land</i></p> <p>Duly Noted. The Council will consider, as far as is relevant, including Land quality and groundwater quality under 'Landscape and Ecology' and Climate, energy and waste' sections of the report.</p>
<p>Water resources</p> <p>1. Regarding section 5.1.5 we wish to note that managing the impacts of climate change includes water demand management. Climate Change can result in an increase of water scarcity and so measures to reduces demand and encourage the efficient use of water are important.</p> <p>2. Whilst we are pleased the report acknowledges water quality as a key component of the Water Framework Directive we also wish to mention water quantity also plays a key role in achieving targets set out in the Directive.</p>	<p>Water resources</p> <p>1. Duly Noted. Para 5.15 will be amended to confirm that the management the impacts of climate change includes water demand management.</p> <p>2. Duly Noted. It is acknowledged that water quality also plays a key role in achieving Directive targets.</p>

<b>Fradley and Streethay Parish Council</b>	
No Comments	Duly Noted
<b>Alrewas Parish Council</b>	
<p>1. The report is comprehensive</p> <p>2. The report identifies clearly current and future issues for planning across the District</p> <p>3. Clear and measurable outcomes are required to measure progress and identify issues for further attention</p> <p>4. How will actions be identified and communicated to appropriate bodies, including Parish Councils?</p> <p>5. As the population growth has been identified as slowing down, should housing requirements be lowered?</p> <p>6. How will the proposed new government Planning Bill impact on this plan?</p> <p>7. Should the impact of the current Covid 19 disruption be included as a longer-term issue e.g. in economic growth, employment/unemployment, health and housing demand planning?</p>	<p>Duly Noted.</p> <p>Comments are welcomed but the response does not raise any specific Sustainability Assessment matters.</p> <p>The implications of the new Planning Bill, once enacted, will taken into account as far as it affects the emerging Lichfield District Local Plan 2040.</p>
<b>Lichfield City Council</b>	
The Energy efficiency strategy should reflect current government requirements	<p>Duly Noted.</p> <p>Comments are welcomed but the response does not raise any specific Sustainability Assessment matters.</p>

Concerns about lack of additional infrastructure such as surgeries for the City given the exponential growth of housing within the City.

While we cannot ignore the duty to cooperate, as to do so would ensure failure of the local plan, LDC's approach should be a duty to cooperate not a duty to capitulate

Encourage sustainable villages while noting 3 out of 4 strategic allocations are expanding smaller settlements. Imperative that the right infrastructure is put in place.

The scoping document is very thorough, and the statistics contained within it demonstrate that it needs to be kept close to hand, on file, for future reference.

On page 26 of the appendix, it refers to HS2 legislation:

*"Ensure that high speed rail is addressed in SA and the Local Plan Review."*

It should refer to holding HS2 to its obligations discussed elsewhere (e.g., housing and property compensation and also in biodiversity provisions, discussed on pages 97 and 98).

The City Council's Neighbourhood Plan presents the need for more employment sites in the city. This is recognised as an issue on pages 92 and 93 of the appendices:

*"The District sees a considerable proportion of its higher skilled workers commute to jobs elsewhere in the West Midlands conurbation on a daily basis".*

The detailed comments regarding the provision of adequate infrastructure, affordable housing and employment sites will be addressed in the emerging Lichfield District Local Plan. This is acknowledged in the final comment on the Sustainability Appraisal.

<p><i>“49.1% of employees which live within the District commute out of the District to work”</i></p> <p>LCC Neighbourhood Plan should be part of the local plan</p> <p>On pages 92 and 94:</p> <p><i>“In Lichfield City 83% of households are within 350 metres of a half-hourly or better weekday bus service, achieved through the commercial network”</i></p> <p>Given the above reliance on commuter working, the lack of coverage of the other 17% of residents should be considered in future development provisions.</p> <p>Concern there is an overclaim on page 93 in that Rugeley Trent Valley Station is not in the District.</p> <p>There is a concern about the level of affordable housing currently being reached and the provision of sufficient infrastructure for new housing, especially roads, transport, health, and schools. LCC hopes these issues will be fully addressed in the Local Plan itself when this comes forward.</p>	<p>The reference to Rugeley Trent Valley Station on page 93 comprises a summary of the findings of the ‘Lichfield District Integrated Transport Strategy 2015-2029’.</p>
<p><b>Tarmac</b></p>	
<p>Potential issue given the SA documents, previously published in connection with the Lichfield Local Plan Review, were described as part of Stage B of the SA process: Developing and refining alternatives and assessing effects. The previous documents have been used to support key decisions on residential growth options and on-site selection, essentially ‘putting the cart before the horse’.</p>	<p>Duly Noted.</p> <p>The Sustainability Appraisal is an iterative process to guide the decisions associated with the evolution of the Local Plan.</p>

<p>Developments of this scale (10,000 homes) would typically involve the loss of extensive greenfield land and require substantial new infrastructure to support the scale of development. Developments of this scale are also rare in England and a more reasonable option would have been to include smaller new settlements, such as garden villages, which involve less upfront infrastructure and can complement other options, such as urban extensions. By assuming such largescale developments, which would meet all the districts housing need, set out an artificial binary choice of new settlements or a focus on towns and villages.</p>	<p>Duly Noted.</p>
<p>The new settlement option was assessed negatively with respect to reducing the need to travel and maximizing the use of previously developed land and encouraging the efficient use of land, and subsequently dismissed as an option in the Preferred option and Policy Directions consultation.</p>	<p>Duly Noted.</p>
<p>The Whitemoor Garden Village at Alrewas Quarry was not been assessed as a reasonable alternative. This is, in part, because LDC determined the site to be “not developable” due to uncertainty over the minerals extraction in the Strategic Housing Land Availability Assessment (SHLAA).</p>	<p>Duly Noted.</p> <p>The list of reasonable alternative sites considered as part of the Sustainability Assessment included all site in the SHLAA considered that were defined and available and developable during the plan period.</p>
<p><b>Representations received after the deadline but accepted as valid by Lichfield Council</b></p>	



<b>Walsall MBC</b>	
<p>We would welcome continuing cooperation as potential allocations come forward, noting that green belt land has previously been assessed around the settlements of Stonnall, Little Aston and Burntwood in proximity to the Walsall border.</p>	<p>Duly Noted</p> <p>The Walsall MBC are statutory consultees who have been formally notified of each stage of the Lichfield District Local Plan 2040 review and their comments taking into account.</p>
<p>With regards to waste (pages 31-34), we note the sustainability objective to minimize waste and increasing recycling and reuse of materials and the associated indicators, but would like to see recognition for the principle of the Waste Hierarchy and ambition shown to move waste away from lower tiers to higher ones.</p> <p>Similarly, we would like to see consideration given to the principle of the Circular Economy, with the recognition that this principle can be applied across SA themes/topics to assist in achieving wider sustainability objectives.</p>	<p>Duly Noted</p> <p>Lichfield Council will consider amending the Scoping Report to clarify that the sustainability objectives also reflect the principle of the Waste Hierarchy the principle of the Circular Economy.</p>
<p>With regards to minerals (Appendix A, page 35), we would like to seek confirmation that account will be taken of cross-boundary impacts identified in the Stoke-on-Trent Minerals Local Plan 2015 – 2030 during the undertaking of the Local Plan Review, which seeks to be in-line with that plan.</p>	<p>Duly Noted.</p> <p>The Walsall MBC are statutory consultees who have been formally notified of each stage of the Lichfield District Local Plan 2040 review and their comments taking into account including any cross-boundary impacts identified in the Stoke-on-Trent Minerals Local Plan 2015 – 2030.</p>
<p>We support the restoration of the Lichfield and Hatherton routes in principle (identified in Appendix B).</p> <p>However, we are not aware of any more up-to-date evidence on water supply since the Hatherton Canal Restoration Supplementary Feasibility Report (February 2009, Atkins), which indicated that a sufficient water supply had not been identified.</p>	<p>Duly Noted.</p> <p>Lichfield Council will consider undertaking an assessment of how water supply can be provided and maintained on canal restoration projects, if relevant.</p>

<p>The assessment of proposals for canal restoration should consider how a water supply can be provided and maintained and what the impacts could be of a failure to do so. In the case of the Hatherton Canal, Policy EN4 of Walsall's Site Allocations Document (SAD) had to plan for circumstances where there might not be a sufficient water supply.</p>	
<p>Retail - should be commensurate with the role of the centre and should not be of a size and / or type that would have adverse impacts on other nearby centres.</p> <p>This is also the case for the plans outlined in the Shenstone Neighbourhood Plan (2016) for an allocation of mixed-use dwellings and office / light industrial floorspace in Shenstone, near to the border of our LPAs.</p>	Duly Noted.
<p>Housing and Employment - Lichfield District Council Economic Development Strategy 2016-2020 (2016), details as to the make-up of this are limited. While we could support any proposals to reduce out-commuting between Lichfield and Walsall, we would note that there is a need to recognize if the strategic centres of the West Midlands are to maintain their roles then professional and service employment should continue to be supported.</p> <p>Additionally, if employment development in Lichfield District is to meet more than local needs it could lead to reverse-commuting out-of-the conurbation, which is likely to be unsustainable in transport and in social terms.</p>	Duly Noted.

# **APPENDIX D - MATRICES OF ALTERNATIVE SITES OPTIONS**

Lichfield (including Streethay)

		Site reference (SHLAA 2019)	Comment	Site reference	Comment	Site reference	Comment
		1		12		13	
SA Objective	Questions						
1. To provide housing that meet the needs of all of our existing and future residents	1 - Will the site deliver affordable housing?	++	See Assumption	++		++	
	2 - Will the site use previously developed land or building?	++	See Assumption	--		--	
	3 - Will it give a high housing yield?	N	See Assumption	N		N	
	4 - Will the site meet local need?	++	See Assumption	++		++	
	5 - Will the site meet cross boundary and or/ neighbouring needs?	++	See Assumption	++		++	
2. To promote safe communities and reduce fear of crime	1 - Will it reduce crime through design measures?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Will it contribute to a safe built environment?	N	See Assumption	N	See Assumption	N	See Assumption
3. Improve access to health facilities and promote wellbeing	1 - Will it improve accessibility to health care for existing residents (including older residents) and provide additional facilities for new residents?	+?	See Assumption	+?	See Assumption	+?	See Assumption
	2 - Will it support wellbeing including opportunities for recreational/ physical activity?	++	Site is within 480m of three areas of open space (see assumption)	++		++	Site is currently allotments
	3 - Will it provide new accessible green space?	+?	See Assumption	-?		-?	
4. Maximise the use of previously developed land/buildings and encourage the efficient use of land	1 - Will it result in the loss of land that has not been previously developed?	++	Brownfield land	--		--	
	2 - Is the site capable of supporting higher density development and/ or a mix of uses?	N	See assumption	N	See assumption	N	See assumption
	3 - Does the site allow for the re-use of existing buildings?	+?	Existing depot on site	N		N	
	4 - Will it reduce the amount of derelict, degraded and underused land within the District?	N	Google Street View (July 2018) suggests the site is in current use	N		N	
5. To improve educational attainment of the working age population	Will it reduce the number of working age residents who have no, or lower qualifications?	N	See assumption	N	See assumption	N	See assumption
6. To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	1 - Will it encourage higher skilled economic sectors in the District?	--		N		N	
	2 - Will it encourage new employment that is consistent with local needs?	--		N		N	
	3 - Will it encourage the growth of existing businesses?	--		N		N	
	4 - Will it encourage small businesses to grow?	--		N		N	
7. To reduce water and air pollution	1 - Which Source Protection Zone does the development fall within?	-	SPZ 2	-	SPZ 3	-	SPZ 3
	2 - Does the site fall within the River Mease SAC?	N		N		N	
	3 - Is the site within or directly connected by road to an AQMA?	N		N		N	
8. To minimise water and increase the recycling and reuse of waste materials	1 - Will it reduce household and/ or commercial waste?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Will it increase waste recovery and recycling?	+	See Assumption (brownfield land)	N		N	
	3 - Will it reduce the proportion of waste sent to landfill?	+	See Assumption (brownfield land)	N		N	
9. To reduce and manage flood risk and surface water run off	1 - Is the site located outside an area of risk from flooding?	N	See Assumption (brownfield outside fz3)	-		-	
	2 - Will there be opportunity for flood risk reduction?	?	See Assumption	?	See Assumption	?	See Assumption
10. To reduce and manage the impacts of climate change and the Districts contribution to the causes	1 - Will it reduce the causes of climate change?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Will it encourage the prudent use of energy?	N	See Assumption	N	See Assumption	N	See Assumption
	3 - Will it provide opportunities for additional renewable energy generation capacity within the District?	N	See Assumption	N	See Assumption	N	See Assumption
11. To promote biodiversity	1 - Will it conserve protected/ priority species?	-	Within 1 km of priority species	-	Within 2km of a protected species	-	Within 2km of a protected species
	2 - Will it conserve protected/ priority habitats and local nature conservation sites?	N	See Assumption	-	Within Habitat region	-	Local habitat site and Local Wildlife Site
	3 - Will it protect statutory designated sites?	N	See assumption (not within SAC)	N		N	

		Site reference (SHLAA 2019)	Comment	Site reference	Comment	Site reference	Comment
		1		12		13	
<b>SA Objective</b>	<b>Questions</b>						
protection, enhancement and management of species and habitats	4 - Will it encourage ecological connectivity (including green corridors and water courses)?	N	See Assumption	-		-	
12. To ensure the protection and enhancement of the historic environment and its setting	1 - Will it preserve and enhance buildings and structures and their settings and contribute to the Districts heritage?	N		N		N	
	2 - Will it preserve and enhance conservation areas including their setting?	N		N		N	
	3 - Will it offer opportunities to bring heritage assets back into active use?	N		N		N	
13. Protect, enhance and manage the character and quality of the landscape and townscape	1 - Will it achieve high quality and sustainable design for buildings, spaces, and the public realm sensitive to the locality?	N	See Assumption	N		N	See Assumption
	2 - Does it value and protect diverse and locally distinctive settlement and townscape character?	?	Potential to significantly impact character	?		?	
	3 - Does it safe guard historic views and valuable skylines and settlements?	?		?		?	
	4 - Is the site within a main settlement or a key rural settlement?	++		++		++	
	5 - Is the site within close proximity to key services (eg schools, food shops, public transport, health centres etc)?	+		++		++	
	6 - Does it respect and protect existing landscape character?	--		--		--	
14. To increase opportunities for non-car travel and reduce the need for travel	1 - Does the site location encourage the use of existing or provide sustainable modes of travel?	++		++		++	
	2 - Will it reduce the overall impact on traffic sensitive areas?	?		++		++	
	3 - Will it help develop walking, cycling, rail and bus networks to enable residents access to employment, services and facilities?	?	See Assumption	?		?	See Assumption

		Site reference	Comment	Site reference	Comment	Site reference	Comment
		14		26		277	
<b>SA Objective</b>	<b>Questions</b>						
1. To provide housing that meet the needs of all of our existing and future residents	1 - Will the site deliver affordable housing?	++		++		++	
	2 - Will the site use previously developed land or building?	--		-		-	
	3 - Will it give a high housing yield?	N	See Assumption	N	See Assumption	N	See Assumption
	4 - Will the site meet local need?	++	See Assumption	++	See Assumption	++	See Assumption
	5 - Will the site meet cross boundary and or/ neighbouring needs?	++	See Assumption	++	See Assumption	++	See Assumption
2. To promote safe communities and reduce fear of crime	1 - Will it reduce crime through design measures?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Will it contribute to a safe built environment?	N	See Assumption	N	See Assumption	N	See Assumption
3. Improve access to health facilities and promote wellbeing	1 - Will it improve accessibility to health care for existing residents (including older residents) and provide additional facilities for new residents?	+?	See Assumption	+?	See Assumption	+?	See Assumption
	2 - Will it support wellbeing including opportunities for recreational/ physical activity?	++		++		N	
	3 - Will it provide new accessible green space?	-?		-?		-?	
4. Maximise the use of previously developed land/ buildings and encourage the efficient use of land	1 - Will it result in the loss of land that has not been previously developed?	--		--		--	
	2 - Is the site capable of supporting higher density development and/ or a mix of uses?	N	See assumption	N	See assumption	N	See assumption
	3 - Does the site allow for the re-use of existing buildings?	N		+?		+?	
	4 - Will it reduce the amount of derelict, degraded and underused land within the District?	N		N		N	
5. To improve educational attainment of the working age population	Will it reduce the number of working age residents who have no, or lower qualifications?	N	See assumption	N	See assumption	N	See assumption
6. To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	1 - Will it encourage higher skilled economic sectors in the District?	N		N		N	
	2 - Will it encourage new employment that is consistent with local needs?	N		N		N	
	3 - Will it encourage the growth of existing businesses?	N		N		N	
	4 - Will it encourage small businesses to grow?	N		N		N	
7. To reduce water and air pollution	1 - Which Source Protection Zone does the development fall within?	-	SPZ 3	-		-	
	2 - Does the site fall within the River Mease SAC?	N		N		N	
	3 - Is the site within or directly connected by road to an AQMA?	N		N		N	
8. To minimise water and increase the recycling and reuse of waste materials	1 - Will it reduce household and/ or commercial waste?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Will it increase waste recovery and recycling?	N		N		N	
	3 - Will it reduce the proportion of waste sent to landfill?	N		N		N	
9. To reduce and manage flood risk and surface water run off	1 - Is the site located outside an area of risk from flooding?	-		-		-	
	2 - Will there be opportunity for flood risk reduction?	?	See Assumption	?	See Assumption	?	See Assumption
10. To reduce and manage the impacts of climate change and the Districts contribution to the causes	1 - Will it reduce the causes of climate change?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Will it encourage the prudent use of energy?	N	See Assumption	N	See Assumption	N	See Assumption
	3 - Will it provide opportunities for additional renewable energy generation capacity within the District?	N	See Assumption	N	See Assumption	N	See Assumption
11. To promote biodiversity	1 - Will it conserve protected/ priority species?	-	Within 1km of protected species	-		-	
	2 - Will it conserve protected/ priority habitats and local nature conservation sites?	-		-		-	
	3 - Will it protect statutory designated sites?	N		N		N	

		Site reference	Comment	Site reference	Comment	Site reference	Comment
		14		26		277	
<b>SA Objective</b>	<b>Questions</b>						
protection, enhancement and management of species and habitats	4 - Will it encourage ecological connectivity (including green corridors and water courses)?	-		-		-	
12. To ensure the protection and enhancement of the historic environment and its setting	1 - Will it preserve and enhance buildings and structures and their settings and contribute to the Districts heritage?	N		-		N	
	2 - Will it preserve and enhance conservation areas including their setting?	N		N		N	
	3 - Will it offer opportunities to bring heritage assets back into active use?	N		?		N	
13. Protect, enhance and manage the character and quality of the landscape and townscape	1 - Will it achieve high quality and sustainable design for buildings, spaces, and the public realm sensitive to the locality?	N	See Assumption	N	See Assumption	N	
	2 - Does it value and protect diverse and locally distinctive settlement and townscape character?	?		?		?	
	3 - Does it safe guard historic views and valuable skylines and settlements?	?		?		?	
	4 - Is the site within a main settlement or a key rural settlement?	++		++		++	
	5 - Is the site within close proximity to key services (eg schools, food shops, public transport, health centres etc)?	++		+		+	
	6 - Does it respect and protect existing landscape character?	--		--		--	
14. To increase opportunities for non-car travel and reduce the need for travel	1 - Does the site location encourage the use of exisiting or provide sustainable modes of travel?	++		++		++	
	2 - Will it reduce the overall impact on traffic sensitive areas?	?		?		?	
	3 - Will it help develop walking, cycling, rail and bus networks to enable residents access to employment, services and facilities?	?		?	See Assumption	?	



		Site reference	Comment	Site reference	Comment	Site reference	Comment
		214		25		108	
<b>SA Objective</b>	<b>Questions</b>						
1. To provide housing that meet the needs of all of our existing and future residents	1 - Will the site deliver affordable housing?	++		++		++	
	2 - Will the site use previously developed land or building?	-		-		-	
	3 - Will it give a high housing yield?	N	See Assumption	N	See Assumption	N	See Assumption
	4 - Will the site meet local need?	++	See Assumption	++	See Assumption	++	See Assumption
	5 - Will the site meet cross boundary and or/ neighbouring needs?	++	See Assumption	++	See Assumption	++	See Assumption
2. To promote safe communities and reduce fear of crime	1 - Will it reduce crime through design measures?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Will it contribute to a safe built environment?	N	See Assumption	N	See Assumption	N	See Assumption
3. Improve access to health facilities and promote wellbeing	1 - Will it improve accessibility to health care for existing residents (including older residents) and provide additional facilities for new residents?	+?	See Assumption	+?	See Assumption	+?	See Assumption
	2 - Will it support wellbeing including opportunities for recreational/ physical activity?	N		++		++	
	3 - Will it provide new accessible green space?	-?		-?		-?	
4. Maximise the use of previously developed land/ buildings and encourage the efficient use of land	1 - Will it result in the loss of land that has not been previously developed?	-		-		++	
	2 - Is the site capable of supporting higher density development and/ or a mix of uses?	N	See assumption	N	See assumption	N	See assumption
	3 - Does the site allow for the re-use of existing buildings?	+?		+?		+?	
	4 - Will it reduce the amount of derelict, degraded and underused land within the District?	N		N		N	
5. To improve educational attainment of the working age population	Will it reduce the number of working age residents who have no, or lower qualifications?	N	See assumption	N	See assumption	N	See assumption
6. To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	1 - Will it encourage higher skilled economic sectors in the District?	N		N		N	
	2 - Will it encourage new employment that is consistent with local needs?	N		N		N	
	3 - Will it encourage the growth of existing businesses?	N		N		N	
	4 - Will it encourage small businesses to grow?	N		N		N	
7. To reduce water and air pollution	1 - Which Source Protection Zone does the development fall within?	-		-		-	
	2 - Does the site fall within the River Mease SAC?	N		N		N	
	3 - Is the site within or directly connected by road to an AQMA?	N		N		N	
8. To minimise water and increase the recycling and reuse of waste materials	1 - Will it reduce household and/ or commercial waste?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Will it increase waste recovery and recycling?	N		++		++	
	3 - Will it reduce the proportion of waste sent to landfill?	N		++		++	
9. To reduce and manage flood risk and surface water run off	1 - Is the site located outside an area of risk from flooding?	-		N		N	
	2 - Will there be opportunity for flood risk reduction?	?	See Assumption	?	See Assumption	?	See Assumption
10. To reduce and manage the impacts of climate change and the Districts contribution to the causes	1 - Will it reduce the causes of climate change?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Will it encourage the prudent use of energy?	N	See Assumption	N	See Assumption	N	See Assumption
	3 - Will it provide opportunities for additional renewable energy generation capacity within the District?	N	See Assumption	N	See Assumption	N	See Assumption
11. To promote biodiversity	1 - Will it conserve protected/ priority species?	-		-		-	
	2 - Will it conserve protected/ priority habitats and local nature conservation sites?	-		N		-	
	3 - Will it protect statutory designated sites?	N		N		N	

		Site reference	Comment	Site reference	Comment	Site reference	Comment
		214		25		108	
<b>SA Objective</b>	<b>Questions</b>						
protection, enhancement and management of species and habitats	4 - Will it encourage ecological connectivity (including green corridors and water courses)?	-		N		N	
12. To ensure the protection and enhancement of the historic environment and its setting	1 - Will it preserve and enhance buildings and structures and their settings and contribute to the Districts heritage?	-		N		-	
	2 - Will it preserve and enhance conservation areas including their setting?	N		-		-	
	3 - Will it offer opportunities to bring heritage assets back into active use?	?		N		?	
13. Protect, enhance and manage the character and quality of the landscape and townscape	1 - Will it achieve high quality and sustainable design for buildings, spaces, and the public realm sensitive to the locality?	N	See Assumption	N		N	See Assumption
	2 - Does it value and protect diverse and locally distinctive settlement and townscape character?	?		?		?	
	3 - Does it safe guard historic views and valuable skylines and settlements?	?		?		?	
	4 - Is the site within a main settlement or a key rural settlement?	++		++		++	
	5 - Is the site within close proximity to key services (eg schools, food shops, public transport, health centres etc)?	+		+		+	
	6 - Does it respect and protect existing landscape character?	-		N		N	
14. To increase opportunities for non-car travel and reduce the need for travel	1 - Does the site location encourage the use of exisiting or provide sustainable modes of travel?	++		++		++	
	2 - Will it reduce the overall impact on traffic sensitive areas?	++		++		++	
	3 - Will it help develop walking, cycling, rail and bus networks to enable residents access to employment, services and facilities?	?	See Assumption	?		?	See Assumption

		Site reference	Comment	Site reference	Comment	Site reference	Comment
		329		335		138	
<b>SA Objective</b>	<b>Questions</b>						
1. To provide housing that meet the needs of all of our existing and future residents	1 - Will the site deliver affordable housing?					++	
	2 - Will the site use previously developed land or building?	-		-		-	
	3 - Will it give a high housing yield?	N	See Assumption	N	See Assumption	N	See Assumption
	4 - Will the site meet local need?	++	See Assumption	++	See Assumption	++	See Assumption
	5 - Will the site meet cross boundary and or/ neighbouring needs?	++	See Assumption	++	See Assumption	++	See Assumption
2. To promote safe communities and reduce fear of crime	1 - Will it reduce crime through design measures?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Will it contribute to a safe built environment?	N	See Assumption	N	See Assumption	N	See Assumption
3. Improve access to health facilities and promote wellbeing	1 - Will it improve accessibility to health care for existing residents (including older residents) and provide additional facilities for new residents?	+?	See Assumption	+?	See Assumption	+?	See Assumption
	2 - Will it support wellbeing including opportunities for recreational/ physical activity?	++		++		++	
	3 - Will it provide new accessible green space?	+?		+?		-?	
4. Maximise the use of previously developed land/ buildings and encourage the efficient use of land	1 - Will it result in the loss of land that has not been previously developed?	++		++		++	
	2 - Is the site capable of supporting higher density development and/ or a mix of uses?	N	See assumption	N	See assumption	N	See assumption
	3 - Does the site allow for the re-use of existing buildings?	+?		+?		+?	
	4 - Will it reduce the amount of derelict, degraded and underused land within the District?	N		N		N	
5. To improve educational attainment of the working age population	Will it reduce the number of working age residents who have no, or lower qualifications?	N	See assumption	N	See assumption	N	See assumption
6. To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	1 - Will it encourage higher skilled economic sectors in the District?	N		N		N	
	2 - Will it encourage new employment that is consistent with local needs?	N		N		N	
	3 - Will it encourage the growth of existing businesses?	N		N		N	
	4 - Will it encourage small businesses to grow?	N		N		N	
7. To reduce water and air pollution	1 - Which Source Protection Zone does the development fall within?	-		-		-	
	2 - Does the site fall within the River Mease SAC?	N		N		N	
	3 - Is the site within or directly connected by road to an AQMA?	N		N		N	
8. To minimise water and increase the recycling and reuse of waste materials	1 - Will it reduce household and/ or commercial waste?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Will it increase waste recovery and recycling?	++		++		++	
	3 - Will it reduce the proportion of waste sent to landfill?	++		++		++	
9. To reduce and manage flood risk and surface water run off	1 - Is the site located outside an area of risk from flooding?	N		N		N	
	2 - Will there be opportunity for flood risk reduction?	?	See Assumption	?	See Assumption	?	See Assumption
10. To reduce and manage the impacts of climate change and the Districts contribution to the causes	1 - Will it reduce the causes of climate change?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Will it encourage the prudent use of energy?	N	See Assumption	N	See Assumption	N	See Assumption
	3 - Will it provide opportunities for additional renewable energy generation capacity within the District?	N	See Assumption	N	See Assumption	N	See Assumption
11. To promote biodiversity	1 - Will it conserve protected/ priority species?	N		N		N	
	2 - Will it conserve protected/ priority habitats and local nature conservation sites?	-		-		-	
	3 - Will it protect statutory designated sites?	N		N		N	

		Site reference	Comment	Site reference	Comment	Site reference	Comment
		329		335		138	
<b>SA Objective</b>	<b>Questions</b>						
protection, enhancement and management of species and habitats	4 - Will it encourage ecological connectivity (including green corridors and water courses)?	N		N		N	
12. To ensure the protection and enhancement of the historic environment and its setting	1 - Will it preserve and enhance buildings and structures and their settings and contribute to the Districts heritage?	N		-		-	
	2 - Will it preserve and enhance conservation areas including their setting?	N		N		N	
	3 - Will it offer opportunities to bring heritage assets back into active use?	N		?		?	
13. Protect, enhance and manage the character and quality of the landscape and townscape	1 - Will it achieve high quality and sustainable design for buildings, spaces, and the public realm sensitive to the locality?	N		N	See Assumption	N	See Assumption
	2 - Does it value and protect diverse and locally distinctive settlement and townscape character?	?		?		?	
	3 - Does it safe guard historic views and valuable skylines and settlements?	?		?		?	
	4 - Is the site within a main settlement or a key rural settlement?	++		++		++	
	5 - Is the site within close proximity to key services (eg schools, food shops, public transport, health centres etc)?	+		+		+	
	6 - Does it respect and protect existing landscape character?	N		N		N	
14. To increase opportunities for non-car travel and reduce the need for travel	1 - Does the site location encourage the use of exisiting or provide sustainable modes of travel?	++		++		++	
	2 - Will it reduce the overall impact on traffic sensitive areas?	++		++		?	
	3 - Will it help develop walking, cycling, rail and bus networks to enable residents access to employment, services and facilities?	?		?	See Assumption	?	See Assumption

		Site reference	Comment	Site reference	Comment	Site reference	Comment
		195		146		147	
<b>SA Objective</b>	<b>Questions</b>						
1. To provide housing that meet the needs of all of our existing and future residents	1 - Will the site deliver affordable housing?	++		++		--	
	2 - Will the site use previously developed land or building?	-		--		-	
	3 - Will it give a high housing yield?	N	See Assumption	N	See Assumption	N	See Assumption
	4 - Will the site meet local need?	++	See Assumption	++	See Assumption	++	See Assumption
	5 - Will the site meet cross boundary and or/ neighbouring needs?	++	See Assumption	++	See Assumption	++	See Assumption
2. To promote safe communities and reduce fear of crime	1 - Will it reduce crime through design measures?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Will it contribute to a safe built environment?	N	See Assumption	N	See Assumption	N	See Assumption
3. Improve access to health facilities and promote wellbeing	1 - Will it improve accessibility to health care for existing residents (including older residents) and provide additional facilities for new residents?	+?	See Assumption	+?	See Assumption	+?	See Assumption
	2 - Will it support wellbeing including opportunities for recreational/ physical activity?	++		++		++	
	3 - Will it provide new accessible green space?	-?		-?		-?	
4. Maximise the use of previously developed land/ buildings and encourage the efficient use of land	1 - Will it result in the loss of land that has not been previously developed?	-		--		-	
	2 - Is the site capable of supporting higher density development and/ or a mix of uses?	N	See assumption	N	See assumption	N	See assumption
	3 - Does the site allow for the re-use of existing buildings?	+?		N		+?	
	4 - Will it reduce the amount of derelict, degraded and underused land within the District?	N		N		N	
5. To improve educational attainment of the working age population	Will it reduce the number of working age residents who have no, or lower qualifications?	N	See assumption	N	See assumption	N	See assumption
6. To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	1 - Will it encourage higher skilled economic sectors in the District?	N		N		N	
	2 - Will it encourage new employment that is consistent with local needs?	N		N		N	
	3 - Will it encourage the growth of existing businesses?	N		N		N	
	4 - Will it encourage small businesses to grow?	N		N		N	
7. To reduce water and air pollution	1 - Which Source Protection Zone does the development fall within?	-		-		-	
	2 - Does the site fall within the River Mease SAC?	N		N		N	
	3 - Is the site within or directly connected by road to an AQMA?	N		N		N	
8. To minimise water and increase the recycling and reuse of waste materials	1 - Will it reduce household and/ or commercial waste?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Will it increase waste recovery and recycling?	N		N		+	
	3 - Will it reduce the proportion of waste sent to landfill?	N		N		+	
9. To reduce and manage flood risk and surface water run off	1 - Is the site located outside an area of risk from flooding?	-		-		-	
	2 - Will there be opportunity for flood risk reduction?	?	See Assumption	?	See Assumption	?	See Assumption
10. To reduce and manage the impacts of climate change and the Districts contribution to the causes	1 - Will it reduce the causes of climate change?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Will it encourage the prudent use of energy?	N	See Assumption	N	See Assumption	N	See Assumption
	3 - Will it provide opportunities for additional renewable energy generation capacity within the District?	N	See Assumption	N	See Assumption	N	See Assumption
11. To promote biodiversity	1 - Will it conserve protected/ priority species?	N		N		N	
	2 - Will it conserve protected/ priority habitats and local nature conservation sites?	-		-		-	
	3 - Will it protect statutory designated sites?	N		N		N	

		Site reference	Comment	Site reference	Comment	Site reference	Comment
		195		146		147	
<b>SA Objective</b>	<b>Questions</b>						
protection, enhancement and management of species and habitats	4 - Will it encourage ecological connectivity (including green corridors and water courses)?	-		-		-	
12. To ensure the protection and enhancement of the historic environment and its setting	1 - Will it preserve and enhance buildings and structures and their settings and contribute to the Districts heritage?	-		N		N	
	2 - Will it preserve and enhance conservation areas including their setting?	N		N		N	
	3 - Will it offer opportunities to bring heritage assets back into active use?	?		N		N	
13. Protect, enhance and manage the character and quality of the landscape and townscape	1 - Will it achieve high quality and sustainable design for buildings, spaces, and the public realm sensitive to the locality?	N		N	See Assumption	N	
	2 - Does it value and protect diverse and locally distinctive settlement and townscape character?	?		?		?	
	3 - Does it safe guard historic views and valuable skylines and settlements?	?		?		?	
	4 - Is the site within a main settlement or a key rural settlement?	++		++		++	
	5 - Is the site within close proximity to key services (eg schools, food shops, public transport, health centres etc)?	+		+		+	
	6 - Does it respect and protect existing landscape character?	-		-		-	
14. To increase opportunities for non-car travel and reduce the need for travel	1 - Does the site location encourage the use of exisiting or provide sustainable modes of travel?	++		++		++	
	2 - Will it reduce the overall impact on traffic sensitive areas?	?		++		++	
	3 - Will it help develop walking, cycling, rail and bus networks to enable residents access to employment, services and facilities?	?		?	See Assumption	?	

		Site reference	Comment	Site reference	Comment	Site reference	Comment
		208		81		339	
SA Objective	Questions						
1. To provide housing that meet the needs of all of our existing and future residents	1 - Will the site deliver affordable housing?	++		++		++	
	2 - Will the site use previously developed land or building?	--		--		-	
	3 - Will it give a high housing yield?	N	See Assumption	N	See Assumption	N	See Assumption
	4 - Will the site meet local need?	++	See Assumption	++	See Assumption	++	See Assumption
	5 - Will the site meet cross boundary and or/ neighbouring needs?	++	See Assumption	++	See Assumption	++	See Assumption
2. To promote safe communities and reduce fear of crime	1 - Will it reduce crime through design measures?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Will it contribute to a safe built environment?	N	See Assumption	N	See Assumption	N	See Assumption
3. Improve access to health facilities and promote wellbeing	1 - Will it improve accessibility to health care for existing residents (including older residents) and provide additional facilities for new residents?	+?	See Assumption	+?	See Assumption	+?	See Assumption
	2 - Will it support wellbeing including opportunities for recreational/ physical activity?	++		++		++	
	3 - Will it provide new accessible green space?	-?		-?		-?	
4. Maximise the use of previously developed land/ buildings and encourage the efficient use of land	1 - Will it result in the loss of land that has not been previously developed?	--		--		-	
	2 - Is the site capable of supporting higher density development and/ or a mix of uses?	N	See assumption	N	See assumption	N	See assumption
	3 - Does the site allow for the re-use of existing buildings?	N		N		N	
	4 - Will it reduce the amount of derelict, degraded and underused land within the District?	N		N		N	
5. To improve educational attainment of the working age population	Will it reduce the number of working age residents who have no, or lower qualifications?	N	See assumption	N	See assumption	N	See assumption
6. To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	1 - Will it encourage higher skilled economic sectors in the District?	N		N		N	
	2 - Will it encourage new employment that is consistent with local needs?	N		N		N	
	3 - Will it encourage the growth of existing businesses?	N		N		N	
	4 - Will it encourage small businesses to grow?	N		N		N	
7. To reduce water and air pollution	1 - Which Source Protection Zone does the development fall within?	-		-		-	
	2 - Does the site fall within the River Mease SAC?	N		N		N	
	3 - Is the site within or directly connected by road to an AQMA?	N		N		N	
8. To minimise water and increase the recycling and reuse of waste materials	1 - Will it reduce household and/ or commercial waste?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Will it increase waste recovery and recycling?	N		N		N	
	3 - Will it reduce the proportion of waste sent to landfill?	N		N		N	
9. To reduce and manage flood risk and surface water run off	1 - Is the site located outside an area of risk from flooding?	-		-		-	
	2 - Will there be opportunity for flood risk reduction?	?	See Assumption	?	See Assumption	?	See Assumption
10. To reduce and manage the impacts of climate change and the Districts contribution to the causes	1 - Will it reduce the causes of climate change?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Will it encourage the prudent use of energy?	N	See Assumption	N	See Assumption	N	See Assumption
	3 - Will it provide opportunities for additional renewable energy generation capacity within the District?	N	See Assumption	N	See Assumption	N	See Assumption
11. To promote biodiversity	1 - Will it conserve protected/ priority species?	N		N		-	
	2 - Will it conserve protected/ priority habitats and local nature conservation sites?	-		-		-	
	3 - Will it protect statutory designated sites?	N		N		N	

		Site reference	Comment	Site reference	Comment	Site reference	Comment
		208		81		339	
SA Objective	Questions						
protection, enhancement and management of species and habitats	4 - Will it encourage ecological connectivity (including green corridors and water courses)?	-		-		-	
12. To ensure the protection and enhancement of the historic environment and its setting	1 - Will it preserve and enhance buildings and structures and their settings and contribute to the Districts heritage?	-		N		-	
	2 - Will it preserve and enhance conservation areas including their setting?	N		N		N	
	3 - Will it offer opportunities to bring heritage assets back into active use?	?		N		?	
13. Protect, enhance and manage the character and quality of the landscape and townscape	1 - Will it achieve high quality and sustainable design for buildings, spaces, and the public realm sensitive to the locality?	N	See Assumption	N		N	See Assumption
	2 - Does it value and protect diverse and locally distinctive settlement and townscape character?	?		?		?	
	3 - Does it safe guard historic views and valuable skylines and settlements?	?		?		?	
	4 - Is the site within a main settlement or a key rural settlement?	++		++		++	
	5 - Is the site within close proximity to key services (eg schools, food shops, public transport, health centres etc)?	+		+		+	
	6 - Does it respect and protect existing landscape character?	-		--		--	
14. To increase opportunities for non-car travel and reduce the need for travel	1 - Does the site location encourage the use of exisiting or provide sustainable modes of travel?	++		++		++	
	2 - Will it reduce the overall impact on traffic sensitive areas?	?		?		?	
	3 - Will it help develop walking, cycling, rail and bus networks to enable residents access to employment, services and facilities?	?	See Assumption	?		?	See Assumption



		Site reference	Comment	Site reference	Comment	Site reference	Comment
		47		347		86	
<b>SA Objective</b>	<b>Questions</b>						
1. To provide housing that meet the needs of all of our existing and future residents	1 - Will the site deliver affordable housing?			++		++	
	2 - Will the site use previously developed land or building?	++		--		--	
	3 - Will it give a high housing yield?	N	See Assumption	N	See Assumption	N	See Assumption
	4 - Will the site meet local need?	++	See Assumption	++	See Assumption	++	See Assumption
	5 - Will the site meet cross boundary and or/ neighbouring needs?	++	See Assumption	++	See Assumption	++	See Assumption
2. To promote safe communities and reduce fear of crime	1 - Will it reduce crime through design measures?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Will it contribute to a safe built environment?	N	See Assumption	N	See Assumption	N	See Assumption
3. Improve access to health facilities and promote wellbeing	1 - Will it improve accessibility to health care for existing residents (including older residents) and provide additional facilities for new residents?	+?	See Assumption	+?	See Assumption	+?	See Assumption
	2 - Will it support wellbeing including opportunities for recreational/ physical activity?	++		++		++	
	3 - Will it provide new accessible green space?	N		-?		-?	
4. Maximise the use of previously developed land/ buildings and encourage the efficient use of land	1 - Will it result in the loss of land that has not been previously developed?	++		--		--	
	2 - Is the site capable of supporting higher density development and/ or a mix of uses?	N	See assumption	N	See assumption	N	See assumption
	3 - Does the site allow for the re-use of existing buildings?	+?		N		N	
	4 - Will it reduce the amount of derelict, degraded and underused land within the District?	N		N		N	
5. To improve educational attainment of the working age population	Will it reduce the number of working age residents who have no, or lower qualifications?	N	See assumption	N	See assumption	N	See assumption
6. To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	1 - Will it encourage higher skilled economic sectors in the District?	N		N		N	
	2 - Will it encourage new employment that is consistent with local needs?	N		N		N	
	3 - Will it encourage the growth of existing businesses?	N		N		N	
	4 - Will it encourage small businesses to grow?	N		N		N	
7. To reduce water and air pollution	1 - Which Source Protection Zone does the development fall within?	-		N		N	
	2 - Does the site fall within the River Mease SAC?	N		N		N	
	3 - Is the site within or directly connected by road to an AQMA?	N		N		N	
8. To minimise water and increase the recycling and reuse of waste materials	1 - Will it reduce household and/ or commercial waste?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Will it increase waste recovery and recycling?	+		N		N	
	3 - Will it reduce the proportion of waste sent to landfill?	+		N		N	
9. To reduce and manage flood risk and surface water run off	1 - Is the site located outside an area of risk from flooding?	N		-		-	
	2 - Will there be opportunity for flood risk reduction?	?	See Assumption	?	See Assumption	?	See Assumption
10. To reduce and manage the impacts of climate change and the Districts contribution to the causes	1 - Will it reduce the causes of climate change?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Will it encourage the prudent use of energy?	N	See Assumption	N	See Assumption	N	See Assumption
	3 - Will it provide opportunities for additional renewable energy generation capacity within the District?	N	See Assumption	N	See Assumption	N	See Assumption
11. To promote biodiversity	1 - Will it conserve protected/ priority species?	N		-		-	
	2 - Will it conserve protected/ priority habitats and local nature conservation sites?	N		-		-	
	3 - Will it protect statutory designated sites?	N		N		N	

		Site reference	Comment	Site reference	Comment	Site reference	Comment
		47		347		86	
<b>SA Objective</b>	<b>Questions</b>						
protection, enhancement and management of species and habitats	4 - Will it encourage ecological connectivity (including green corridors and water courses)?	N		-		N	
12. To ensure the protection and enhancement of the historic environment and its setting	1 - Will it preserve and enhance buildings and structures and their settings and contribute to the Districts heritage?	N		N		N	
	2 - Will it preserve and enhance conservation areas including their setting?	N		N		N	
	3 - Will it offer opportunities to bring heritage assets back into active use?	N		N		N	
13. Protect, enhance and manage the character and quality of the landscape and townscape	1 - Will it achieve high quality and sustainable design for buildings, spaces, and the public realm sensitive to the locality?	N		N	See Assumption	N	
	2 - Does it value and protect diverse and locally distinctive settlement and townscape character?	?		?		?	
	3 - Does it safe guard historic views and valuable skylines and settlements?	?		?		?	
	4 - Is the site within a main settlement or a key rural settlement?	++		++		++	
	5 - Is the site within close proximity to key services (eg schools, food shops, public transport, health centres etc)?	+		+		+	
	6 - Does it respect and protect existing landscape character?	N		-		N	
14. To increase opportunities for non-car travel and reduce the need for travel	1 - Does the site location encourage the use of exisiting or provide sustainable modes of travel?	++		++		++	
	2 - Will it reduce the overall impact on traffic sensitive areas?	++		?		++	
	3 - Will it help develop walking, cycling, rail and bus networks to enable residents access to employment, services and facilities?	?		?	See Assumption	?	

		Site reference	Comment	Site reference	Comment	Site reference	Comment
		111		63		265	
				2097		10	
SA Objective	Questions						
1. To provide housing that meet the needs of all of our existing and future residents	1 - Will the site deliver affordable housing?	++		++		--	
	2 - Will the site use previously developed land or building?	-		--		--	
	3 - Will it give a high housing yield?	N	See Assumption	N	See Assumption	N	See Assumption
	4 - Will the site meet local need?	++	See Assumption	++	See Assumption	++	See Assumption
	5 - Will the site meet cross boundary and or/ neighbouring needs?	++	See Assumption	++	See Assumption	++	See Assumption
2. To promote safe communities and reduce fear of crime	1 - Will it reduce crime through design measures?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Will it contribute to a safe built environment?	N	See Assumption	N	See Assumption	N	See Assumption
3. Improve access to health facilities and promote wellbeing	1 - Will it improve accessibility to health care for existing residents (including older residents) and provide additional facilities for new residents?	+?	See Assumption	+?	See Assumption	+?	See Assumption
	2 - Will it support wellbeing including opportunities for recreational/ physical activity?	++		N		N	
	3 - Will it provide new accessible green space?	-?		-?		-?	
4. Maximise the use of previously developed land/ buildings and encourage the efficient use of land	1 - Will it result in the loss of land that has not been previously developed?	-		-		--	
	2 - Is the site capable of supporting higher density development and/ or a mix of uses?	N	See assumption	N	See assumption	N	See assumption
	3 - Does the site allow for the re-use of existing buildings?	N		+?		N	
	4 - Will it reduce the amount of derelict, degraded and underused land within the District?	N		N		N	
5. To improve educational attainment of the working age population	Will it reduce the number of working age residents who have no, or lower qualifications?	N	See assumption	N	See assumption	N	See assumption
6. To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	1 - Will it encourage higher skilled economic sectors in the District?	N		N		N	
	2 - Will it encourage new employment that is consistent with local needs?	N		N		N	
	3 - Will it encourage the growth of existing businesses?	N		N		N	
	4 - Will it encourage small businesses to grow?	N		N		N	
7. To reduce water and air pollution	1 - Which Source Protection Zone does the development fall within?	-		-		-	
	2 - Does the site fall within the River Mease SAC?	N		N		N	
	3 - Is the site within or directly connected by road to an AQMA?	N		N		N	
8. To minimise water and increase the recycling and reuse of waste materials	1 - Will it reduce household and/ or commercial waste?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Will it increase waste recovery and recycling?	N		N		N	
	3 - Will it reduce the proportion of waste sent to landfill?	N		N		N	
9. To reduce and manage flood risk and surface water run off	1 - Is the site located outside an area of risk from flooding?	N		-		-	
	2 - Will there be opportunity for flood risk reduction?	?	See Assumption	?	See Assumption	?	See Assumption
10. To reduce and manage the impacts of climate change and the Districts contribution to the causes	1 - Will it reduce the causes of climate change?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Will it encourage the prudent use of energy?	N	See Assumption	N	See Assumption	N	See Assumption
	3 - Will it provide opportunities for additional renewable energy generation capacity within the District?	N	See Assumption	N	See Assumption	N	See Assumption
11. To promote biodiversity	1 - Will it conserve protected/ priority species?	N		-		N	
	2 - Will it conserve protected/ priority habitats and local nature conservation sites?	N		-		-	
	3 - Will it protect statutory designated sites?	N		N		N	

		Site reference	Comment	Site reference	Comment	Site reference	Comment
		111		63		265	
				2097		10	
SA Objective	Questions						
protection, enhancement and management of species and habitats	4 - Will it encourage ecological connectivity (including green corridors and water courses)?	N		-		-	
12. To ensure the protection and enhancement of the historic environment and its setting	1 - Will it preserve and enhance buildings and structures and their settings and contribute to the Districts heritage?	N		-		-	
	2 - Will it preserve and enhance conservation areas including their setting?	N		N		N	
	3 - Will it offer opportunities to bring heritage assets back into active use?	N		?		?	
13. Protect, enhance and manage the character and quality of the landscape and townscape	1 - Will it achieve high quality and sustainable design for buildings, spaces, and the public realm sensitive to the locality?	N	See Assumption	N		N	
	2 - Does it value and protect diverse and locally distinctive settlement and townscape character?	?		?		?	
	3 - Does it safe guard historic views and valuable skylines and settlements?	?		?		?	
	4 - Is the site within a main settlement or a key rural settlement?	++		++		++	
	5 - Is the site within close proximity to key services (eg schools, food shops, public transport, health centres etc)?	+		+		+	
	6 - Does it respect and protect existing landscape character?	N		--		--	
14. To increase opportunities for non-car travel and reduce the need for travel	1 - Does the site location encourage the use of exisiting or provide sustainable modes of travel?	++		++		++	
	2 - Will it reduce the overall impact on traffic sensitive areas?	++		?		++	
	3 - Will it help develop walking, cycling, rail and bus networks to enable residents access to employment, services and facilities?	?	See Assumption	?		?	

		Site reference	Comment	Site reference	Comment	Site reference	Comment
		206		209		39	
		16		15		41	
SA Objective	Questions						
1. To provide housing that meet the needs of all of our existing and future residents	1 - Will the site deliver affordable housing?	++		++		++	
	2 - Will the site use previously developed land or building?	++		--		++	
	3 - Will it give a high housing yield?	N	See Assumption	N	See Assumption	N	See Assumption
	4 - Will the site meet local need?	++	See Assumption	++	See Assumption	++	See Assumption
	5 - Will the site meet cross boundary and or/ neighbouring needs?	++	See Assumption	++	See Assumption	++	See Assumption
2. To promote safe communities and reduce fear of crime	1 - Will it reduce crime through design measures?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Will it contribute to a safe built environment?	N	See Assumption	N	See Assumption	N	See Assumption
3. Improve access to health facilities and promote wellbeing	1 - Will it improve accessibility to health care for existing residents (including older residents) and provide additional facilities for new residents?	+?	See Assumption	+?	See Assumption	+?	See Assumption
	2 - Will it support wellbeing including opportunities for recreational/ physical activity?	N		N		N	
	3 - Will it provide new accessible green space?	+?		-?		+?	
4. Maximise the use of previously developed land/ buildings and encourage the efficient use of land	1 - Will it result in the loss of land that has not been previously developed?	++		--		++	
	2 - Is the site capable of supporting higher density development and/ or a mix of uses?	N	See assumption	N	See assumption	N	See assumption
	3 - Does the site allow for the re-use of existing buildings?	+?		N		+?	
	4 - Will it reduce the amount of derelict, degraded and underused land within the District?	N		N		N	
5. To improve educational attainment of the working age population	Will it reduce the number of working age residents who have no, or lower qualifications?	N	See assumption	N	See assumption	N	See assumption
6. To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	1 - Will it encourage higher skilled economic sectors in the District?	N		N		N	
	2 - Will it encourage new employment that is consistent with local needs?	N		N		N	
	3 - Will it encourage the growth of existing businesses?	N		N		N	
	4 - Will it encourage small businesses to grow?	N		N		N	
7. To reduce water and air pollution	1 - Which Source Protection Zone does the development fall within?	-		-		N	
	2 - Does the site fall within the River Mease SAC?	N		N		N	
	3 - Is the site within or directly connected by road to an AQMA?	N		N		N	
8. To minimise water and increase the recycling and reuse of waste materials	1 - Will it reduce household and/ or commercial waste?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Will it increase waste recovery and recycling?	N		+		+	
	3 - Will it reduce the proportion of waste sent to landfill?	N		+		+	
9. To reduce and manage flood risk and surface water run off	1 - Is the site located outside an area of risk from flooding?	--		N		N	
	2 - Will there be opportunity for flood risk reduction?	?	See Assumption	?	See Assumption	?	See Assumption
10. To reduce and manage the impacts of climate change and the Districts contribution to the causes	1 - Will it reduce the causes of climate change?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Will it encourage the prudent use of energy?	N	See Assumption	N	See Assumption	N	See Assumption
	3 - Will it provide opportunities for additional renewable energy generation capacity within the District?	N	See Assumption	N	See Assumption	N	See Assumption
11. To promote biodiversity	1 - Will it conserve protected/ priority species?	N		N		N	
	2 - Will it conserve protected/ priority habitats and local nature conservation sites?	N		N		N	
	3 - Will it protect statutory designated sites?	N		N		N	

		Site reference	Comment	Site reference	Comment	Site reference	Comment
		206		209		39	
		16		15		41	
SA Objective	Questions						
protection, enhancement and management of species and habitats	4 - Will it encourage ecological connectivity (including green corridors and water courses)?	-		-		-	
12. To ensure the protection and enhancement of the historic environment and its setting	1 - Will it preserve and enhance buildings and structures and their settings and contribute to the Districts heritage?	-		-		N	
	2 - Will it preserve and enhance conservation areas including their setting?	N		N		N	
	3 - Will it offer opportunities to bring heritage assets back into active use?	?		?		N	
13. Protect, enhance and manage the character and quality of the landscape and townscape	1 - Will it achieve high quality and sustainable design for buildings, spaces, and the public realm sensitive to the locality?	N		N		N	
	2 - Does it value and protect diverse and locally distinctive settlement and townscape character?	?		?		?	
	3 - Does it safe guard historic views and valuable skylines and settlements?	?		?		?	
	4 - Is the site within a main settlement or a key rural settlement?	++		++		++	
	5 - Is the site within close proximity to key services (eg schools, food shops, public transport, health centres etc)?	+		+		+	
	6 - Does it respect and protect existing landscape character?	--		--		--	
14. To increase opportunities for non-car travel and reduce the need for travel	1 - Does the site location encourage the use of exisiting or provide sustainable modes of travel?	++		++		++	
	2 - Will it reduce the overall impact on traffic sensitive areas?	++		++		?	
	3 - Will it help develop walking, cycling, rail and bus networks to enable residents access to employment, services and facilities?	?		?		?	

		Site reference	Comment	Site reference	Comment	Site reference	Comment
		37		43		136	
		12		47		20	
SA Objective	Questions						
1. To provide housing that meet the needs of all of our existing and future residents	1 - Will the site deliver affordable housing?			++		++	
	2 - Will the site use previously developed land or building?	++		++		++	
	3 - Will it give a high housing yield?	N	See Assumption	N	See Assumption	N	See Assumption
	4 - Will the site meet local need?	++	See Assumption	++	See Assumption	++	See Assumption
	5 - Will the site meet cross boundary and or/ neighbouring needs?	++	See Assumption	++	See Assumption	++	See Assumption
2. To promote safe communities and reduce fear of crime	1 - Will it reduce crime through design measures?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Will it contribute to a safe built environment?	N	See Assumption	N	See Assumption	N	See Assumption
3. Improve access to health facilities and promote wellbeing	1 - Will it improve accessibility to health care for existing residents (including older residents) and provide additional facilities for new residents?	+?	See Assumption	+?	See Assumption	+?	See Assumption
	2 - Will it support wellbeing including opportunities for recreational/ physical activity?	++		++		++	
	3 - Will it provide new accessible green space?	+?		+?		+?	
4. Maximise the use of previously developed land/ buildings and encourage the efficient use of land	1 - Will it result in the loss of land that has not been previously developed?	++		++		++	
	2 - Is the site capable of supporting higher density development and/ or a mix of uses?	N	See assumption	N	See assumption	N	See assumption
	3 - Does the site allow for the re-use of existing buildings?	+?		+?		+?	
	4 - Will it reduce the amount of derelict, degraded and underused land within the District?	N		N		N	
5. To improve educational attainment of the working age population	Will it reduce the number of working age residents who have no, or lower qualifications?	N	See assumption	N	See assumption	N	See assumption
6. To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	1 - Will it encourage higher skilled economic sectors in the District?	N		N		N	
	2 - Will it encourage new employment that is consistent with local needs?	N		N		N	
	3 - Will it encourage the growth of existing businesses?	N		N		N	
	4 - Will it encourage small businesses to grow?	N		N		N	
7. To reduce water and air pollution	1 - Which Source Protection Zone does the development fall within?	-		-		-	
	2 - Does the site fall within the River Mease SAC?	N		N		N	
	3 - Is the site within or directly connected by road to an AQMA?	N		N		N	
8. To minimise water and increase the recycling and reuse of waste materials	1 - Will it reduce household and/ or commercial waste?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Will it increase waste recovery and recycling?	+		+		+	
	3 - Will it reduce the proportion of waste sent to landfill?	+		+		+	
9. To reduce and manage flood risk and surface water run off	1 - Is the site located outside an area of risk from flooding?	N		N		--	
	2 - Will there be opportunity for flood risk reduction?	?	See Assumption	?	See Assumption	?	See Assumption
10. To reduce and manage the impacts of climate change and the Districts contribution to the causes	1 - Will it reduce the causes of climate change?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Will it encourage the prudent use of energy?	N	See Assumption	N	See Assumption	N	See Assumption
	3 - Will it provide opportunities for additional renewable energy generation capacity within the District?	N	See Assumption	N	See Assumption	N	See Assumption
11. To promote biodiversity	1 - Will it conserve protected/ priority species?	--		-		-	
	2 - Will it conserve protected/ priority habitats and local nature conservation sites?	N		N		-	
	3 - Will it protect statutory designated sites?	N		N		N	

		Site reference	Comment	Site reference	Comment	Site reference	Comment
		37		43		136	
		12		47		20	
SA Objective	Questions						
protection, enhancement and management of species and habitats	4 - Will it encourage ecological connectivity (including green corridors and water courses)?	N		N		N	
12. To ensure the protection and enhancement of the historic environment and its setting	1 - Will it preserve and enhance buildings and structures and their settings and contribute to the Districts heritage?	-		-		-	
	2 - Will it preserve and enhance conservation areas including their setting?	-		-		-	
	3 - Will it offer opportunities to bring heritage assets back into active use?	?		?		?	
13. Protect, enhance and manage the character and quality of the landscape and townscape	1 - Will it achieve high quality and sustainable design for buildings, spaces, and the public realm sensitive to the locality?	N		N		N	
	2 - Does it value and protect diverse and locally distinctive settlement and townscape character?	?		?		?	
	3 - Does it safe guard historic views and valuable skylines and settlements?	?		?		?	
	4 - Is the site within a main settlement or a key rural settlement?	++		++		++	
	5 - Is the site within close proximity to key services (eg schools, food shops, public transport, health centres etc)?	+		+		+	
	6 - Does it respect and protect existing landscape character?	N		N		N	
14. To increase opportunities for non-car travel and reduce the need for travel	1 - Does the site location encourage the use of exisiting or provide sustainable modes of travel?	++		++		++	
	2 - Will it reduce the overall impact on traffic sensitive areas?	++		?		++	
	3 - Will it help develop walking, cycling, rail and bus networks to enable residents access to employment, services and facilities?	?		?		?	



		Site reference	Comment	Site reference	Comment	Site reference	Comment
		135		171		308	
		27		21		20	
SA Objective	Questions						
1. To provide housing that meet the needs of all of our existing and future residents	1 - Will the site deliver affordable housing?	++		++		++	
	2 - Will the site use previously developed land or building?	++		++		--	
	3 - Will it give a high housing yield?	N	See Assumption	N	See Assumption	N	See Assumption
	4 - Will the site meet local need?	++	See Assumption	++	See Assumption	++	See Assumption
	5 - Will the site meet cross boundary and or/ neighbouring needs?	++	See Assumption	++	See Assumption	++	See Assumption
2. To promote safe communities and reduce fear of crime	1 - Will it reduce crime through design measures?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Will it contribute to a safe built environment?	N	See Assumption	N	See Assumption	N	See Assumption
3. Improve access to health facilities and promote wellbeing	1 - Will it improve accessibility to health care for existing residents (including older residents) and provide additional facilities for new residents?	+?	See Assumption	+?	See Assumption	+?	See Assumption
	2 - Will it support wellbeing including opportunities for recreational/ physical activity?	++		++		++	
	3 - Will it provide new accessible green space?	+?		+?		-?	
4. Maximise the use of previously developed land/ buildings and encourage the efficient use of land	1 - Will it result in the loss of land that has not been previously developed?	++		-		--	
	2 - Is the site capable of supporting higher density development and/ or a mix of uses?	N	See assumption	N	See assumption	N	See assumption
	3 - Does the site allow for the re-use of existing buildings?	+?		N		N	
	4 - Will it reduce the amount of derelict, degraded and underused land within the District?	N		N		N	
5. To improve educational attainment of the working age population	Will it reduce the number of working age residents who have no, or lower qualifications?	N	See assumption	N	See assumption	N	See assumption
6. To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	1 - Will it encourage higher skilled economic sectors in the District?	N		N		N	
	2 - Will it encourage new employment that is consistent with local needs?	N		N		N	
	3 - Will it encourage the growth of existing businesses?	N		N		N	
	4 - Will it encourage small businesses to grow?	N		N		N	
7. To reduce water and air pollution	1 - Which Source Protection Zone does the development fall within?	-		-		N	
	2 - Does the site fall within the River Mease SAC?	N		N		N	
	3 - Is the site within or directly connected by road to an AQMA?	N		N		N	
8. To minimise water and increase the recycling and reuse of waste materials	1 - Will it reduce household and/ or commercial waste?	N	See Assumption	N	See Assumption	--	See Assumption
	2 - Will it increase waste recovery and recycling?	+		N		N	
	3 - Will it reduce the proportion of waste sent to landfill?	+		N		N	
9. To reduce and manage flood risk and surface water run off	1 - Is the site located outside an area of risk from flooding?	N		N		-	
	2 - Will there be opportunity for flood risk reduction?	?	See Assumption	?	See Assumption	?	See Assumption
10. To reduce and manage the impacts of climate change and the Districts contribution to the causes	1 - Will it reduce the causes of climate change?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Will it encourage the prudent use of energy?	N	See Assumption	N	See Assumption	N	See Assumption
	3 - Will it provide opportunities for additional renewable energy generation capacity within the District?	N	See Assumption	N	See Assumption	N	See Assumption
11. To promote biodiversity	1 - Will it conserve protected/ priority species?	-		-		N	
	2 - Will it conserve protected/ priority habitats and local nature conservation sites?	N		N		-	
	3 - Will it protect statutory designated sites?	N		N		N	

		Site reference	Comment	Site reference	Comment	Site reference	Comment
		135		171		308	
		27		21		20	
SA Objective	Questions						
protection, enhancement and management of species and habitats	4 - Will it encourage ecological connectivity (including green corridors and water courses)?	N		N		-	
12. To ensure the protection and enhancement of the historic environment and its setting	1 - Will it preserve and enhance buildings and structures and their settings and contribute to the Districts heritage?	-		-		-	
	2 - Will it preserve and enhance conservation areas including their setting?	-		-		N	
	3 - Will it offer opportunities to bring heritage assets back into active use?	?		?		?	
13. Protect, enhance and manage the character and quality of the landscape and townscape	1 - Will it achieve high quality and sustainable design for buildings, spaces, and the public realm sensitive to the locality?	N		N		N	
	2 - Does it value and protect diverse and locally distinctive settlement and townscape character?	?		?		?	
	3 - Does it safe guard historic views and valuable skylines and settlements?	?		?		?	
	4 - Is the site within a main settlement or a key rural settlement?	++		++		++	
	5 - Is the site within close proximity to key services (eg schools, food shops, public transport, health centres etc)?	+		+		+	
	6 - Does it respect and protect existing landscape character?	N		N		-	
14. To increase opportunities for non-car travel and reduce the need for travel	1 - Does the site location encourage the use of exisiting or provide sustainable modes of travel?	++		++		++	
	2 - Will it reduce the overall impact on traffic sensitive areas?	?		++		++	
	3 - Will it help develop walking, cycling, rail and bus networks to enable residents access to employment, services and facilities?	?		?		?	

		Site reference	Comment	Site reference	Comment	Site reference	Comment
		278		340		17	
SA Objective	Questions						
1. To provide housing that meet the needs of all of our existing and future residents	1 - Will the site deliver affordable housing?	N		++		++	
	2 - Will the site use previously developed land or building?	--		--		--	
	3 - Will it give a high housing yield?	N	See Assumption	N	See Assumption	N	See Assumption
	4 - Will the site meet local need?	++	See Assumption	++	See Assumption	++	See Assumption
	5 - Will the site meet cross boundary and or/ neighbouring needs?	++	See Assumption	++	See Assumption	++	See Assumption
2. To promote safe communities and reduce fear of crime	1 - Will it reduce crime through design measures?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Will it contribute to a safe built environment?	N	See Assumption	N	See Assumption	N	See Assumption
3. Improve access to health facilities and promote wellbeing	1 - Will it improve accessibility to health care for existing residents (including older residents) and provide additional facilities for new residents?	+?	See Assumption	+?	See Assumption	+?	See Assumption
	2 - Will it support wellbeing including opportunities for recreational/ physical activity?	++		+	Eastern part within 480m of more than 1 but western part not within 480m of any	+	
	3 - Will it provide new accessible green space?	-?		-?		-?	
4. Maximise the use of previously developed land/ buildings and encourage the efficient use of land	1 - Will it result in the loss of land that has not been previously developed?	--		--		--	
	2 - Is the site capable of supporting higher density development and/ or a mix of uses?	N	See assumption	N	See assumption	N	See assumption
	3 - Does the site allow for the re-use of existing buildings?	--		--		N	
	4 - Will it reduce the amount of derelict, degraded and underused land within the District?	N		N		N	
5. To improve educational attainment of the working age population	Will it reduce the number of working age residents who have no, or lower qualifications?	N	See assumption	N	See assumption	N	See assumption
6. To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	1 - Will it encourage higher skilled economic sectors in the District?	N	See Assumption	N	See Assumption	N	
	2 - Will it encourage new employment that is consistent with local needs?	N	See Assumption	N	See Assumption	N	
	3 - Will it encourage the growth of existing businesses?	N	See Assumption	N	See Assumption	N	
	4 - Will it encourage small businesses to grow?	N	See Assumption	N	See Assumption	N	
7. To reduce water and air pollution	1 - Which Source Protection Zone does the development fall within?	-	SPZ 3	-	SPZ 3	-	SPZ 3
	2 - Does the site fall within the River Mease SAC?	N		N	See Assumption	N	
	3 - Is the site within or directly connected by road to an AQMA?	N		N	See Assumption	N	
8. To minimise water and increase the recycling and reuse of waste materials	1 - Will it reduce household and/ or commercial waste?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Will it increase waste recovery and recycling?	N		N		N	
	3 - Will it reduce the proportion of waste sent to landfill?	N		N		N	
9. To reduce and manage flood risk and surface water run off	1 - Is the site located outside an area of risk from flooding?	-		-		-	
	2 - Will there be opportunity for flood risk reduction?	?	See Assumption	?	See Assumption	?	See Assumption
10. To reduce and manage the impacts of climate change and the Districts contribution to the causes	1 - Will it reduce the causes of climate change?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Will it encourage the prudent use of energy?	N	See Assumption	N	See Assumption	N	See Assumption
	3 - Will it provide opportunities for additional renewable energy generation capacity within the District?	N	See Assumption	N	See Assumption	N	See Assumption
11. To promote biodiversity	1 - Will it conserve protected/ priority species?	-	Within 1km of protected species	--	Protected species on site	-	
	2 - Will it conserve protected/ priority habitats and local nature conservation sites?	-	Within Habitat region	-	Within Habitat region	-	
	3 - Will it protect statutory designated sites?	N		N		N	

		Site reference	Comment	Site reference	Comment	Site reference	Comment
		278		340		17	
SA Objective	Questions						
protection, enhancement and management of species and habitats	4 - Will it encourage ecological connectivity (including green corridors and water courses)?	N		--		-	
12. To ensure the protection and enhancement of the historic environment and its setting	1 - Will it preserve and enhance buildings and structures and their settings and contribute to the Districts heritage?	N		N		N	
	2 - Will it preserve and enhance conservation areas including their setting?	N		N		N	
	3 - Will it offer opportunities to bring heritage assets back into active use?	N		N		N	
13. Protect, enhance and manage the character and quality of the landscape and townscape	1 - Will it achieve high quality and sustainable design for buildings, spaces, and the public realm sensitive to the locality?	N	See Assumption	N		N	See Assumption
	2 - Does it value and protect diverse and locally distinctive settlement and townscape character?	?	See Assumption	?	See Assumption	?	See Assumption
	3 - Does it safe guard historic views and valuable skylines and settlements?	?	See Assumption	?	See Assumption	?	See Assumption
	4 - Is the site within a main settlement or a key rural settlement?	++		++		+	Outside of but adja
	5 - Is the site within close proximity to key services (eg schools, food shops, public transport, health centres etc)?	+		+		+	
	6 - Does it respect and protect existing landscape character?	--	Landscape maintena	--	Landscape maintena	-	
14. To increase opportunities for non-car travel and reduce the need for travel	1 - Does the site location encourage the use of exisiting or provide sustainable modes of travel?	++		++		?	
	2 - Will it reduce the overall impact on traffic sensitive areas?	++		?		?	
	3 - Will it help develop walking, cycling, rail and bus networks to enable residents access to employment, services and facilities?	?	See Assumption	?		?	See Assumption

		Site reference	Comment	Site reference	Comment	Site reference	Comment
		16		134		105	
<b>SA Objective</b>	<b>Questions</b>						
1. To provide housing that meet the needs of all of our existing and future residents	1 - Will the site deliver affordable housing?	++		++		++	
	2 - Will the site use previously developed land or building?	--		--		--	
	3 - Will it give a high housing yield?	N	See Assumption	N	See Assumption	N	See Assumption
	4 - Will the site meet local need?	++	See Assumption	++	See Assumption	++	See Assumption
	5 - Will the site meet cross boundary and or/ neighbouring needs?	++	See Assumption	++	See Assumption	++	See Assumption
2. To promote safe communities and reduce fear of crime	1 - Will it reduce crime through design measures?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Will it contribute to a safe built environment?	N	See Assumption	N	See Assumption	N	See Assumption
3. Improve access to health facilities and promote wellbeing	1 - Will it improve accessibility to health care for existing residents (including older residents) and provide additional facilities for new residents?	+?	See Assumption	+?	See Assumption	+?	See Assumption
	2 - Will it support wellbeing including opportunities for recreational/ physical activity?	+		+		+	
	3 - Will it provide new accessible green space?	-?		-?		-?	
4. Maximise the use of previously developed land/ buildings and encourage the efficient use of land	1 - Will it result in the loss of land that has not been previously developed?	--		-		--	
	2 - Is the site capable of supporting higher density development and/ or a mix of uses?	N	See assumption	N	See assumption	N	See assumption
	3 - Does the site allow for the re-use of existing buildings?	N		+?		N	
	4 - Will it reduce the amount of derelict, degraded and underused land within the District?	N		N		N	
5. To improve educational attainment of the working age population	Will it reduce the number of working age residents who have no, or lower qualifications?	N	See assumption	N	See assumption	N	See assumption
6. To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	1 - Will it encourage higher skilled economic sectors in the District?	N		N		N	
	2 - Will it encourage new employment that is consistent with local needs?	N		N		N	
	3 - Will it encourage the growth of existing businesses?	N		N		N	
	4 - Will it encourage small businesses to grow?	N		N		N	
7. To reduce water and air pollution	1 - Which Source Protection Zone does the development fall within?	-	SPZ 3	-		-	
	2 - Does the site fall within the River Mease SAC?	N		N		N	
	3 - Is the site within or directly connected by road to an AQMA?	N		N		N	
8. To minimise water and increase the recycling and reuse of waste materials	1 - Will it reduce household and/ or commercial waste?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Will it increase waste recovery and recycling?	N		N		N	
	3 - Will it reduce the proportion of waste sent to landfill?	N		N		N	
9. To reduce and manage flood risk and surface water run off	1 - Is the site located outside an area of risk from flooding?	-		-		-	
	2 - Will there be opportunity for flood risk reduction?	?	See Assumption	?	See Assumption	?	See Assumption
10. To reduce and manage the impacts of climate change and the Districts contribution to the causes	1 - Will it reduce the causes of climate change?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Will it encourage the prudent use of energy?	N	See Assumption	N	See Assumption	N	See Assumption
	3 - Will it provide opportunities for additional renewable energy generation capacity within the District?	N	See Assumption	N	See Assumption	N	See Assumption
11. To promote biodiversity	1 - Will it conserve protected/ priority species?	-		-		N	
	2 - Will it conserve protected/ priority habitats and local nature conservation sites?	-		-		-	
	3 - Will it protect statutory designated sites?	N		N		N	

		Site reference	Comment	Site reference	Comment	Site reference	Comment
		16		134		105	
<b>SA Objective</b>	<b>Questions</b>						
protection, enhancement and management of species and habitats	4 - Will it encourage ecological connectivity (including green corridors and water courses)?	-		-		-	
12. To ensure the protection and enhancement of the historic environment and its setting	1 - Will it preserve and enhance buildings and structures and their settings and contribute to the Districts heritage?	N		N		N	
	2 - Will it preserve and enhance conservation areas including their setting?	N		N		N	
	3 - Will it offer opportunities to bring heritage assets back into active use?	N		N		N	
13. Protect, enhance and manage the character and quality of the landscape and townscape	1 - Will it achieve high quality and sustainable design for buildings, spaces, and the public realm sensitive to the locality?	N		N	See Assumption	N	See Assumption
	2 - Does it value and protect diverse and locally distinctive settlement and townscape character?	?		?		?	
	3 - Does it safe guard historic views and valuable skylines and settlements?	?	See Assumption	?		?	
	4 - Is the site within a main settlement or a key rural settlement?	+	Outside of but adjac	+	Outside of but adjac	++	
	5 - Is the site within close proximity to key services (eg schools, food shops, public transport, health centres etc)?	+		+		++	
	6 - Does it respect and protect existing landscape character?	--		--		-	
14. To increase opportunities for non-car travel and reduce the need for travel	1 - Does the site location encourage the use of exisiting or provide sustainable modes of travel?	++		++		++	
	2 - Will it reduce the overall impact on traffic sensitive areas?	?		?		?	
	3 - Will it help develop walking, cycling, rail and bus networks to enable residents access to employment, services and facilities?	?		?	See Assumption	?	

		Site reference	Comment	Site reference	Comment	Site reference	Comment
		97		85		95	
<b>SA Objective</b>	<b>Questions</b>						
1. To provide housing that meet the needs of all of our existing and future residents	1 - Will the site deliver affordable housing?	++		++		++	
	2 - Will the site use previously developed land or building?	--		--		--	
	3 - Will it give a high housing yield?	N	See Assumption	N	See Assumption	N	See Assumption
	4 - Will the site meet local need?	++	See Assumption	++	See Assumption	++	See Assumption
	5 - Will the site meet cross boundary and or/ neighbouring needs?	++	See Assumption	++	See Assumption	++	See Assumption
2. To promote safe communities and reduce fear of crime	1 - Will it reduce crime through design measures?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Will it contribute to a safe built environment?	N	See Assumption	N	See Assumption	N	See Assumption
3. Improve access to health facilities and promote wellbeing	1 - Will it improve accessibility to health care for existing residents (including older residents) and provide additional facilities for new residents?	+?	See Assumption	+?	See Assumption	+?	See Assumption
	2 - Will it support wellbeing including opportunities for recreational/ physical activity?	N		+		++	
	3 - Will it provide new accessible green space?	-?		-?		-?	
4. Maximise the use of previously developed land/ buildings and encourage the efficient use of land	1 - Will it result in the loss of land that has not been previously developed?	--		--		--	
	2 - Is the site capable of supporting higher density development and/ or a mix of uses?	N	See assumption	N	See assumption	N	See assumption
	3 - Does the site allow for the re-use of existing buildings?	N		N		N	
	4 - Will it reduce the amount of derelict, degraded and underused land within the District?	N		N		N	
5. To improve educational attainment of the working age population	Will it reduce the number of working age residents who have no, or lower qualifications?	N	See assumption	N	See assumption	N	See assumption
6. To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	1 - Will it encourage higher skilled economic sectors in the District?	N		N		N	
	2 - Will it encourage new employment that is consistent with local needs?	N		N		N	
	3 - Will it encourage the growth of existing businesses?	N		N		N	
	4 - Will it encourage small businesses to grow?	N		N		N	
7. To reduce water and air pollution	1 - Which Source Protection Zone does the development fall within?	-		-		-	
	2 - Does the site fall within the River Mease SAC?	N		N		N	
	3 - Is the site within or directly connected by road to an AQMA?	N		N		N	
8. To minimise water and increase the recycling and reuse of waste materials	1 - Will it reduce household and/ or commercial waste?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Will it increase waste recovery and recycling?	N		N		N	
	3 - Will it reduce the proportion of waste sent to landfill?	N		N		N	
9. To reduce and manage flood risk and surface water run off	1 - Is the site located outside an area of risk from flooding?	-		-		-	
	2 - Will there be opportunity for flood risk reduction?	?	See Assumption	?	See Assumption	?	See Assumption
10. To reduce and manage the impacts of climate change and the Districts contribution to the causes	1 - Will it reduce the causes of climate change?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Will it encourage the prudent use of energy?	N	See Assumption	N	See Assumption	N	See Assumption
	3 - Will it provide opportunities for additional renewable energy generation capacity within the District?	N	See Assumption	N	See Assumption	N	See Assumption
11. To promote biodiversity	1 - Will it conserve protected/ priority species?	N		-		-	
	2 - Will it conserve protected/ priority habitats and local nature conservation sites?	-		-		-	
	3 - Will it protect statutory designated sites?	N		N		N	

		Site reference	Comment	Site reference	Comment	Site reference	Comment
		97		85		95	
<b>SA Objective</b>	<b>Questions</b>						
protection, enhancement and management of species and habitats	4 - Will it encourage ecological connectivity (including green corridors and water courses)?	N		-		N	
12. To ensure the protection and enhancement of the historic environment and its setting	1 - Will it preserve and enhance buildings and structures and their settings and contribute to the Districts heritage?	N		N		-	
	2 - Will it preserve and enhance conservation areas including their setting?	N		N		N	
	3 - Will it offer opportunities to bring heritage assets back into active use?	N		N		N	
13. Protect, enhance and manage the character and quality of the landscape and townscape	1 - Will it achieve high quality and sustainable design for buildings, spaces, and the public realm sensitive to the locality?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Does it value and protect diverse and locally distinctive settlement and townscape character?	?		?		?	
	3 - Does it safe guard historic views and valuable skylines and settlements?	?		?		?	
	4 - Is the site within a main settlement or a key rural settlement?	++		++		++	
	5 - Is the site within close proximity to key services (eg schools, food shops, public transport, health centres etc)?	++		++		++	
	6 - Does it respect and protect existing landscape character?	--		--		--	
14. To increase opportunities for non-car travel and reduce the need for travel	1 - Does the site location encourage the use of exisiting or provide sustainable modes of travel?	++		++		++	
	2 - Will it reduce the overall impact on traffic sensitive areas?	?		?		++	
	3 - Will it help develop walking, cycling, rail and bus networks to enable residents access to employment, services and facilities?	?		?		?	



		Site reference	Comment	Site reference	Comment	Site reference	Comment
		96		188		266	
SA Objective	Questions						
1. To provide housing that meet the needs of all of our existing and future residents	1 - Will the site deliver affordable housing?	++		N		++	
	2 - Will the site use previously developed land or building?	--		--		--	
	3 - Will it give a high housing yield?	N	See Assumption	N	See Assumption	N	See Assumption
	4 - Will the site meet local need?	++	See Assumption	++	See Assumption	++	See Assumption
	5 - Will the site meet cross boundary and or/ neighbouring needs?	++	See Assumption	++	See Assumption	++	See Assumption
2. To promote safe communities and reduce fear of crime	1 - Will it reduce crime through design measures?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Will it contribute to a safe built environment?	N	See Assumption	N	See Assumption	N	See Assumption
3. Improve access to health facilities and promote wellbeing	1 - Will it improve accessibility to health care for existing residents (including older residents) and provide additional facilities for new residents?	+?	See Assumption	+?	See Assumption	+?	See Assumption
	2 - Will it support wellbeing including opportunities for recreational/ physical activity?	++		++		N	
	3 - Will it provide new accessible green space?	-?		-?		-?	
4. Maximise the use of previously developed land/ buildings and encourage the efficient use of land	1 - Will it result in the loss of land that has not been previously developed?	--		--		--	
	2 - Is the site capable of supporting higher density development and/ or a mix of uses?	N	See assumption	N	See assumption	N	See assumption
	3 - Does the site allow for the re-use of existing buildings?	N		N		N	
	4 - Will it reduce the amount of derelict, degraded and underused land within the District?	N		N		N	
5. To improve educational attainment of the working age population	Will it reduce the number of working age residents who have no, or lower qualifications?	N	See assumption	N	See assumption	N	See assumption
6. To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	1 - Will it encourage higher skilled economic sectors in the District?	N		N		N	
	2 - Will it encourage new employment that is consistent with local needs?	N		N		N	
	3 - Will it encourage the growth of existing businesses?	N		N		N	
	4 - Will it encourage small businesses to grow?	N		N		N	
7. To reduce water and air pollution	1 - Which Source Protection Zone does the development fall within?	-		-		-	
	2 - Does the site fall within the River Mease SAC?	N		N		N	
	3 - Is the site within or directly connected by road to an AQMA?	N		N		N	
8. To minimise water and increase the recycling and reuse of waste materials	1 - Will it reduce household and/ or commercial waste?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Will it increase waste recovery and recycling?	N		N		N	
	3 - Will it reduce the proportion of waste sent to landfill?	N		N		N	
9. To reduce and manage flood risk and surface water run off	1 - Is the site located outside an area of risk from flooding?	-		-		-	
	2 - Will there be opportunity for flood risk reduction?	?	See Assumption	?	See Assumption	?	See Assumption
10. To reduce and manage the impacts of climate change and the Districts contribution to the causes	1 - Will it reduce the causes of climate change?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Will it encourage the prudent use of energy?	N	See Assumption	N	See Assumption	N	See Assumption
	3 - Will it provide opportunities for additional renewable energy generation capacity within the District?	N	See Assumption	N	See Assumption	N	See Assumption
11. To promote biodiversity	1 - Will it conserve protected/ priority species?	N		-		--	
	2 - Will it conserve protected/ priority habitats and local nature conservation sites?	-		-		-	
	3 - Will it protect statutory designated sites?	N		N		N	

		Site reference	Comment	Site reference	Comment	Site reference	Comment
		96		188		266	
SA Objective	Questions						
protection, enhancement and management of species and habitats	4 - Will it encourage ecological connectivity (including green corridors and water courses)?	N		N		-	
12. To ensure the protection and enhancement of the historic environment and its setting	1 - Will it preserve and enhance buildings and structures and their settings and contribute to the Districts heritage?	N		-		N	
	2 - Will it preserve and enhance conservation areas including their setting?	N		N		N	
	3 - Will it offer opportunities to bring heritage assets back into active use?	N		N		N	
13. Protect, enhance and manage the character and quality of the landscape and townscape	1 - Will it achieve high quality and sustainable design for buildings, spaces, and the public realm sensitive to the locality?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Does it value and protect diverse and locally distinctive settlement and townscape character?	?		?		?	
	3 - Does it safe guard historic views and valuable skylines and settlements?	?		?		?	
	4 - Is the site within a main settlement or a key rural settlement?	++		++		++	
	5 - Is the site within close proximity to key services (eg schools, food shops, public transport, health centres etc)?	++		++		++	
	6 - Does it respect and protect existing landscape character?	--		-		--	
14. To increase opportunities for non-car travel and reduce the need for travel	1 - Does the site location encourage the use of exisiting or provide sustainable modes of travel?	++		++		++	
	2 - Will it reduce the overall impact on traffic sensitive areas?	?		++		?	
	3 - Will it help develop walking, cycling, rail and bus networks to enable residents access to employment, services and facilities?	?		?		?	

		Site reference	Comment	Site reference	Comment	Site reference	Comment
		210		315		179	
<b>SA Objective</b>	<b>Questions</b>						
1. To provide housing that meet the needs of all of our existing and future residents	1 - Will the site deliver affordable housing?	++		++		++	
	2 - Will the site use previously developed land or building?	--		--		++	
	3 - Will it give a high housing yield?	N	See Assumption	N	See Assumption	N	See Assumption
	4 - Will the site meet local need?	++	See Assumption	++	See Assumption	++	See Assumption
	5 - Will the site meet cross boundary and or/ neighbouring needs?	++	See Assumption	++	See Assumption	++	See Assumption
2. To promote safe communities and reduce fear of crime	1 - Will it reduce crime through design measures?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Will it contribute to a safe built environment?	N	See Assumption	N	See Assumption	N	See Assumption
3. Improve access to health facilities and promote wellbeing	1 - Will it improve accessibility to health care for existing residents (including older residents) and provide additional facilities for new residents?	+?	See Assumption	+?	See Assumption	+?	See Assumption
	2 - Will it support wellbeing including opportunities for recreational/ physical activity?	++		+		++	
	3 - Will it provide new accessible green space?	-?		-?		+?	
4. Maximise the use of previously developed land/ buildings and encourage the efficient use of land	1 - Will it result in the loss of land that has not been previously developed?	--		--		++	
	2 - Is the site capable of supporting higher density development and/ or a mix of uses?	N	See assumption	N	See assumption	N	See assumption
	3 - Does the site allow for the re-use of existing buildings?	N		N		+?	
	4 - Will it reduce the amount of derelict, degraded and underused land within the District?	N		N		++	
5. To improve educational attainment of the working age population	Will it reduce the number of working age residents who have no, or lower qualifications?	N	See assumption	N	See assumption	N	See assumption
6. To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	1 - Will it encourage higher skilled economic sectors in the District?	N		N		--	
	2 - Will it encourage new employment that is consistent with local needs?	N		N		--	
	3 - Will it encourage the growth of existing businesses?	N		N		--	
	4 - Will it encourage small businesses to grow?	N		N		--	
7. To reduce water and air pollution	1 - Which Source Protection Zone does the development fall within?	-		-		-	
	2 - Does the site fall within the River Mease SAC?	N		N		N	
	3 - Is the site within or directly connected by road to an AQMA?	N		N		N	
8. To minimise water and increase the recycling and reuse of waste materials	1 - Will it reduce household and/ or commercial waste?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Will it increase waste recovery and recycling?	N		N		+	
	3 - Will it reduce the proportion of waste sent to landfill?	N		N		+	
9. To reduce and manage flood risk and surface water run off	1 - Is the site located outside an area of risk from flooding?	-		-		N	
	2 - Will there be opportunity for flood risk reduction?	?	See Assumption	?	See Assumption	?	See Assumption
10. To reduce and manage the impacts of climate change and the Districts contribution to the causes	1 - Will it reduce the causes of climate change?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Will it encourage the prudent use of energy?	N	See Assumption	N	See Assumption	N	See Assumption
	3 - Will it provide opportunities for additional renewable energy generation capacity within the District?	N	See Assumption	N	See Assumption	N	See Assumption
11. To promote biodiversity	1 - Will it conserve protected/ priority species?	--		--		N	
	2 - Will it conserve protected/ priority habitats and local nature conservation sites?	-		-		N	
	3 - Will it protect statutory designated sites?	N		N		N	

		Site reference	Comment	Site reference	Comment	Site reference	Comment
		210		315		179	
<b>SA Objective</b>	<b>Questions</b>						
protection, enhancement and management of species and habitats	4 - Will it encourage ecological connectivity (including green corridors and water courses)?	-		-		N	
12. To ensure the protection and enhancement of the historic environment and its setting	1 - Will it preserve and enhance buildings and structures and their settings and contribute to the Districts heritage?	N		N		-	
	2 - Will it preserve and enhance conservation areas including their setting?	N		N		N	
	3 - Will it offer opportunities to bring heritage assets back into active use?	N		N		N	
13. Protect, enhance and manage the character and quality of the landscape and townscape	1 - Will it achieve high quality and sustainable design for buildings, spaces, and the public realm sensitive to the locality?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Does it value and protect diverse and locally distinctive settlement and townscape character?	?		?		?	
	3 - Does it safe guard historic views and valuable skylines and settlements?	?		?		?	
	4 - Is the site within a main settlement or a key rural settlement?	++		++		++	
	5 - Is the site within close proximity to key services (eg schools, food shops, public transport, health centres etc)?	++		++		++	
	6 - Does it respect and protect existing landscape character?	--		--		--	
14. To increase opportunities for non-car travel and reduce the need for travel	1 - Does the site location encourage the use of exisiting or provide sustainable modes of travel?	++		++		++	
	2 - Will it reduce the overall impact on traffic sensitive areas?	?		?		?	
	3 - Will it help develop walking, cycling, rail and bus networks to enable residents access to employment, services and facilities?	?		?		?	

		Site reference	Comment	Site reference	Comment	Site reference	Comment
		32		293		310	
<b>SA Objective</b>	<b>Questions</b>						
1. To provide housing that meet the needs of all of our existing and future residents	1 - Will the site deliver affordable housing?	++		++		++	
	2 - Will the site use previously developed land or building?	--		--		--	
	3 - Will it give a high housing yield?	N	See Assumption	N	See Assumption	N	See Assumption
	4 - Will the site meet local need?	++	See Assumption	++	See Assumption	++	See Assumption
	5 - Will the site meet cross boundary and or/ neighbouring needs?	++	See Assumption	++	See Assumption	++	See Assumption
2. To promote safe communities and reduce fear of crime	1 - Will it reduce crime through design measures?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Will it contribute to a safe built environment?	N	See Assumption	N	See Assumption	N	See Assumption
3. Improve access to health facilities and promote wellbeing	1 - Will it improve accessibility to health care for existing residents (including older residents) and provide additional facilities for new residents?	+?	See Assumption	+?	See Assumption	+?	See Assumption
	2 - Will it support wellbeing including opportunities for recreational/ physical activity?	N		N		N	
	3 - Will it provide new accessible green space?	-?		-?		-?	
4. Maximise the use of previously developed land/ buildings and encourage the efficient use of land	1 - Will it result in the loss of land that has not been previously developed?	--		--		--	
	2 - Is the site capable of supporting higher density development and/ or a mix of uses?	N	See assumption	N	See assumption	N	See assumption
	3 - Does the site allow for the re-use of existing buildings?	N		N		N	
	4 - Will it reduce the amount of derelict, degraded and underused land within the District?	N		N		N	
5. To improve educational attainment of the working age population	Will it reduce the number of working age residents who have no, or lower qualifications?	N	See assumption	N	See assumption	N	See assumption
6. To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	1 - Will it encourage higher skilled economic sectors in the District?	N		N		N	
	2 - Will it encourage new employment that is consistent with local needs?	N		N		N	
	3 - Will it encourage the growth of existing businesses?	N		N		N	
	4 - Will it encourage small businesses to grow?	N		N		N	
7. To reduce water and air pollution	1 - Which Source Protection Zone does the development fall within?	-		-		-	
	2 - Does the site fall within the River Mease SAC?	N		N		N	
	3 - Is the site within or directly connected by road to an AQMA?	N		N		--	Very southern exte
8. To minimise water and increase the recycling and reuse of waste materials	1 - Will it reduce household and/ or commercial waste?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Will it increase waste recovery and recycling?	N		N		N	
	3 - Will it reduce the proportion of waste sent to landfill?	N		N		N	
9. To reduce and manage flood risk and surface water run off	1 - Is the site located outside an area of risk from flooding?	--		-		-	
	2 - Will there be opportunity for flood risk reduction?	?	See Assumption	?	See Assumption	?	See Assumption
10. To reduce and manage the impacts of climate change and the Districts contribution to the causes	1 - Will it reduce the causes of climate change?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Will it encourage the prudent use of energy?	N	See Assumption	N	See Assumption	N	See Assumption
	3 - Will it provide opportunities for additional renewable energy generation capacity within the District?	N	See Assumption	N	See Assumption	N	See Assumption
11. To promote biodiversity	1 - Will it conserve protected/ priority species?	-		-		-	
	2 - Will it conserve protected/ priority habitats and local nature conservation sites?	-		-		-	
	3 - Will it protect statutory designated sites?	N		N		N	

		Site reference	Comment	Site reference	Comment	Site reference	Comment
		32		293		310	
<b>SA Objective</b>	<b>Questions</b>						
protection, enhancement and management of species and habitats	4 - Will it encourage ecological connectivity (including green corridors and water courses)?	--		-		-	
12. To ensure the protection and enhancement of the historic environment and its setting	1 - Will it preserve and enhance buildings and structures and their settings and contribute to the Districts heritage?	--		N		--	
	2 - Will it preserve and enhance conservation areas including their setting?	N		N		N	
	3 - Will it offer opportunities to bring heritage assets back into active use?	++		N		++	
13. Protect, enhance and manage the character and quality of the landscape and townscape	1 - Will it achieve high quality and sustainable design for buildings, spaces, and the public realm sensitive to the locality?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Does it value and protect diverse and locally distinctive settlement and townscape character?	?		?		?	
	3 - Does it safe guard historic views and valuable skylines and settlements?	?		?		?	
	4 - Is the site within a main settlement or a key rural settlement?	++		++		++	
	5 - Is the site within close proximity to key services (eg schools, food shops, public transport, health centres etc)?	++		++		++	
	6 - Does it respect and protect existing landscape character?	-		-		-	
14. To increase opportunities for non-car travel and reduce the need for travel	1 - Does the site location encourage the use of exisiting or provide sustainable modes of travel?	++		++		++	
	2 - Will it reduce the overall impact on traffic sensitive areas?	?		?		?	
	3 - Will it help develop walking, cycling, rail and bus networks to enable residents access to employment, services and facilities?	?		?		?	

		Site reference	Comment	Site reference	Comment	Site reference	Comment
		249		133		129	
				50		72	
SA Objective	Questions						
1. To provide housing that meet the needs of all of our existing and future residents	1 - Will the site deliver affordable housing?	++		++		++	
	2 - Will the site use previously developed land or building?	--		++		+	
	3 - Will it give a high housing yield?	N	See Assumption	N	See Assumption	N	See Assumption
	4 - Will the site meet local need?	++	See Assumption	++	See Assumption	++	See Assumption
	5 - Will the site meet cross boundary and or/ neighbouring needs?	++	See Assumption	++	See Assumption	++	See Assumption
2. To promote safe communities and reduce fear of crime	1 - Will it reduce crime through design measures?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Will it contribute to a safe built environment?	N	See Assumption	N	See Assumption	N	See Assumption
3. Improve access to health facilities and promote wellbeing	1 - Will it improve accessibility to health care for existing residents (including older residents) and provide additional facilities for new residents?	+?	See Assumption	+?	See Assumption	+?	See Assumption
	2 - Will it support wellbeing including opportunities for recreational/ physical activity?	N		++		++	
	3 - Will it provide new accessible green space?	-?		+?		-?	
4. Maximise the use of previously developed land/ buildings and encourage the efficient use of land	1 - Will it result in the loss of land that has not been previously developed?	--		++		-	
	2 - Is the site capable of supporting higher density development and/ or a mix of uses?	N	See assumption	N	See assumption	N	See assumption
	3 - Does the site allow for the re-use of existing buildings?	+?		+?		+?	
	4 - Will it reduce the amount of derelict, degraded and underused land within the District?	N		?		?	
5. To improve educational attainment of the working age population	Will it reduce the number of working age residents who have no, or lower qualifications?	N	See assumption	N	See assumption	N	See assumption
6. To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	1 - Will it encourage higher skilled economic sectors in the District?	N		N		N	
	2 - Will it encourage new employment that is consistent with local needs?	N		N		N	
	3 - Will it encourage the growth of existing businesses?	N		N		N	
	4 - Will it encourage small businesses to grow?	N		N		N	
7. To reduce water and air pollution	1 - Which Source Protection Zone does the development fall within?	N		-		--	
	2 - Does the site fall within the River Mease SAC?	N		N		N	
	3 - Is the site within or directly connected by road to an AQMA?	N		N		N	
8. To minimise water and increase the recycling and reuse of waste materials	1 - Will it reduce household and/ or commercial waste?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Will it increase waste recovery and recycling?	N		+		+	
	3 - Will it reduce the proportion of waste sent to landfill?	N		+		+	
9. To reduce and manage flood risk and surface water run off	1 - Is the site located outside an area of risk from flooding?	--		N		N	
	2 - Will there be opportunity for flood risk reduction?	?	See Assumption	?	See Assumption	?	See Assumption
10. To reduce and manage the impacts of climate change and the Districts contribution to the causes	1 - Will it reduce the causes of climate change?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Will it encourage the prudent use of energy?	N	See Assumption	N	See Assumption	N	See Assumption
	3 - Will it provide opportunities for additional renewable energy generation capacity within the District?	N	See Assumption	N	See Assumption	N	See Assumption
11. To promote biodiversity	1 - Will it conserve protected/ priority species?	--		N		-	
	2 - Will it conserve protected/ priority habitats and local nature conservation sites?	-		-		-	
	3 - Will it protect statutory designated sites?	N		N		N	

		Site reference	Comment	Site reference	Comment	Site reference	Comment
		249		133		129	
				50		72	
SA Objective	Questions						
protection, enhancement and management of species and habitats	4 - Will it encourage ecological connectivity (including green corridors and water courses)?	-		N		N	
12. To ensure the protection and enhancement of the historic environment and its setting	1 - Will it preserve and enhance buildings and structures and their settings and contribute to the Districts heritage?	-		N		N	
	2 - Will it preserve and enhance conservation areas including their setting?	N		N		N	
	3 - Will it offer opportunities to bring heritage assets back into active use?	N		N		N	
13. Protect, enhance and manage the character and quality of the landscape and townscape	1 - Will it achieve high quality and sustainable design for buildings, spaces, and the public realm sensitive to the locality?	N	See Assumption	N		N	
	2 - Does it value and protect diverse and locally distinctive settlement and townscape character?	?		?		?	
	3 - Does it safe guard historic views and valuable skylines and settlements?	?		?		?	
	4 - Is the site within a main settlement or a key rural settlement?	++		++		++	
	5 - Is the site within close proximity to key services (eg schools, food shops, public transport, health centres etc)?	++		++		++	
	6 - Does it respect and protect existing landscape character?	-		N		N	
14. To increase opportunities for non-car travel and reduce the need for travel	1 - Does the site location encourage the use of exisiting or provide sustainable modes of travel?	++		++		++	
	2 - Will it reduce the overall impact on traffic sensitive areas?	?		?		?	
	3 - Will it help develop walking, cycling, rail and bus networks to enable residents access to employment, services and facilities?	?		?		?	



		Site reference	Comment	Site reference	Comment	Site reference	Comment
		79		141		247	
		38		27		72	
SA Objective	Questions						
1. To provide housing that meet the needs of all of our existing and future residents	1 - Will the site deliver affordable housing?	++		++		++	
	2 - Will the site use previously developed land or building?	--		++		++	
	3 - Will it give a high housing yield?	N	See Assumption	N	See Assumption	N	See Assumption
	4 - Will the site meet local need?	++	See Assumption	++	See Assumption	++	See Assumption
	5 - Will the site meet cross boundary and or/ neighbouring needs?	++	See Assumption	++	See Assumption	++	See Assumption
2. To promote safe communities and reduce fear of crime	1 - Will it reduce crime through design measures?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Will it contribute to a safe built environment?	N	See Assumption	N	See Assumption	N	See Assumption
3. Improve access to health facilities and promote wellbeing	1 - Will it improve accessibility to health care for existing residents (including older residents) and provide additional facilities for new residents?	+?	See Assumption	+?	See Assumption	+?	See Assumption
	2 - Will it support wellbeing including opportunities for recreational/ physical activity?	++		++		++	
	3 - Will it provide new accessible green space?	-?		+?		+?	
4. Maximise the use of previously developed land/ buildings and encourage the efficient use of land	1 - Will it result in the loss of land that has not been previously developed?	--		++		++	
	2 - Is the site capable of supporting higher density development and/ or a mix of uses?	N	See assumption	N	See assumption	N	See assumption
	3 - Does the site allow for the re-use of existing buildings?	N		+?		+?	
	4 - Will it reduce the amount of derelict, degraded and underused land within the District?	N		?		?	
5. To improve educational attainment of the working age population	Will it reduce the number of working age residents who have no, or lower qualifications?	N	See assumption	N	See assumption	N	See assumption
6. To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	1 - Will it encourage higher skilled economic sectors in the District?	N		N		--	
	2 - Will it encourage new employment that is consistent with local needs?	N		N		--	
	3 - Will it encourage the growth of existing businesses?	N		N		--	
	4 - Will it encourage small businesses to grow?	N		N		--	
7. To reduce water and air pollution	1 - Which Source Protection Zone does the development fall within?	--		-		-	
	2 - Does the site fall within the River Mease SAC?	N		N		N	
	3 - Is the site within or directly connected by road to an AQMA?	N		N		N	
8. To minimise water and increase the recycling and reuse of waste materials	1 - Will it reduce household and/ or commercial waste?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Will it increase waste recovery and recycling?	N		+		+	
	3 - Will it reduce the proportion of waste sent to landfill?	N		+		+	
9. To reduce and manage flood risk and surface water run off	1 - Is the site located outside an area of risk from flooding?	-		N		N	
	2 - Will there be opportunity for flood risk reduction?	?	See Assumption	?	See Assumption	?	See Assumption
10. To reduce and manage the impacts of climate change and the Districts contribution to the causes	1 - Will it reduce the causes of climate change?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Will it encourage the prudent use of energy?	N	See Assumption	N	See Assumption	N	See Assumption
	3 - Will it provide opportunities for additional renewable energy generation capacity within the District?	N	See Assumption	N	See Assumption	N	See Assumption
11. To promote biodiversity	1 - Will it conserve protected/ priority species?	N		-		-	
	2 - Will it conserve protected/ priority habitats and local nature conservation sites?	-		-		-	
	3 - Will it protect statutory designated sites?	N		N		N	

		Site reference	Comment	Site reference	Comment	Site reference	Comment
		79		141		247	
		38		27		72	
SA Objective	Questions						
protection, enhancement and management of species and habitats	4 - Will it encourage ecological connectivity (including green corridors and water courses)?	-		N		N	
12. To ensure the protection and enhancement of the historic environment and its setting	1 - Will it preserve and enhance buildings and structures and their settings and contribute to the Districts heritage?	N		N		N	
	2 - Will it preserve and enhance conservation areas including their setting?	N		N		N	
	3 - Will it offer opportunities to bring heritage assets back into active use?	N		N		N	
13. Protect, enhance and manage the character and quality of the landscape and townscape	1 - Will it achieve high quality and sustainable design for buildings, spaces, and the public realm sensitive to the locality?	N		N		N	
	2 - Does it value and protect diverse and locally distinctive settlement and townscape character?	?		?		?	
	3 - Does it safe guard historic views and valuable skylines and settlements?	?		?		?	
	4 - Is the site within a main settlement or a key rural settlement?	++		++		++	
	5 - Is the site within close proximity to key services (eg schools, food shops, public transport, health centres etc)?	++		++		++	
	6 - Does it respect and protect existing landscape character?	N		N		N	
14. To increase opportunities for non-car travel and reduce the need for travel	1 - Does the site location encourage the use of exisiting or provide sustainable modes of travel?	++		++		++	
	2 - Will it reduce the overall impact on traffic sensitive areas?	?		?		?	
	3 - Will it help develop walking, cycling, rail and bus networks to enable residents access to employment, services and facilities?	?		?		?	

		Site reference	Comment	Site reference	Comment	Site reference	Comment
		59		255		219	
		11					
SA Objective	Questions						
1. To provide housing that meet the needs of all of our existing and future residents	1 - Will the site deliver affordable housing?	N		++		N	
	2 - Will the site use previously developed land or building?	++		++		-	
	3 - Will it give a high housing yield?	N	See Assumption	N	See Assumption	N	See Assumption
	4 - Will the site meet local need?	++	See Assumption	++	See Assumption	++	See Assumption
	5 - Will the site meet cross boundary and or/ neighbouring needs?	++	See Assumption	++	See Assumption	++	See Assumption
2. To promote safe communities and reduce fear of crime	1 - Will it reduce crime through design measures?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Will it contribute to a safe built environment?	N	See Assumption	N	See Assumption	N	See Assumption
3. Improve access to health facilities and promote wellbeing	1 - Will it improve accessibility to health care for existing residents (including older residents) and provide additional facilities for new residents?	+?	See Assumption	+?	See Assumption	+?	See Assumption
	2 - Will it support wellbeing including opportunities for recreational/ physical activity?	++		++		++	
	3 - Will it provide new accessible green space?	+?		+?		-?	
4. Maximise the use of previously developed land/ buildings and encourage the efficient use of land	1 - Will it result in the loss of land that has not been previously developed?	++		++		-	
	2 - Is the site capable of supporting higher density development and/ or a mix of uses?	N	See assumption	N	See assumption	N	See assumption
	3 - Does the site allow for the re-use of existing buildings?	+?		+?		N	
	4 - Will it reduce the amount of derelict, degraded and underused land within the District?	?		N		N	
5. To improve educational attainment of the working age population	Will it reduce the number of working age residents who have no, or lower qualifications?	N	See assumption	N	See assumption	N	See assumption
6. To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	1 - Will it encourage higher skilled economic sectors in the District?	N		--		N	
	2 - Will it encourage new employment that is consistent with local needs?	N		--		N	
	3 - Will it encourage the growth of existing businesses?	N		--		N	
	4 - Will it encourage small businesses to grow?	N		--		N	
7. To reduce water and air pollution	1 - Which Source Protection Zone does the development fall within?	-		-		-	
	2 - Does the site fall within the River Mease SAC?	N		N		N	
	3 - Is the site within or directly connected by road to an AQMA?	N		N		N	
8. To minimise water and increase the recycling and reuse of waste materials	1 - Will it reduce household and/ or commercial waste?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Will it increase waste recovery and recycling?	+		+		N	
	3 - Will it reduce the proportion of waste sent to landfill?	+		+		N	
9. To reduce and manage flood risk and surface water run off	1 - Is the site located outside an area of risk from flooding?	N		N		--	
	2 - Will there be opportunity for flood risk reduction?	?	See Assumption	?	See Assumption	?	See Assumption
10. To reduce and manage the impacts of climate change and the Districts contribution to the causes	1 - Will it reduce the causes of climate change?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Will it encourage the prudent use of energy?	N	See Assumption	N	See Assumption	N	See Assumption
	3 - Will it provide opportunities for additional renewable energy generation capacity within the District?	N	See Assumption	N	See Assumption	N	See Assumption
11. To promote biodiversity	1 - Will it conserve protected/ priority species?	-		-		-	
	2 - Will it conserve protected/ priority habitats and local nature conservation sites?	-		-		-	
	3 - Will it protect statutory designated sites?	N		N		N	

		Site reference	Comment	Site reference	Comment	Site reference	Comment
		59		255		219	
		11					
SA Objective	Questions						
protection, enhancement and management of species and habitats	4 - Will it encourage ecological connectivity (including green corridors and water courses)?	N		N		-	
12. To ensure the protection and enhancement of the historic environment and its setting	1 - Will it preserve and enhance buildings and structures and their settings and contribute to the Districts heritage?	N		N		N	
	2 - Will it preserve and enhance conservation areas including their setting?	N		N		N	
	3 - Will it offer opportunities to bring heritage assets back into active use?	N		N		N	
13. Protect, enhance and manage the character and quality of the landscape and townscape	1 - Will it achieve high quality and sustainable design for buildings, spaces, and the public realm sensitive to the locality?	N		N		N	
	2 - Does it value and protect diverse and locally distinctive settlement and townscape character?	?		?		?	
	3 - Does it safe guard historic views and valuable skylines and settlements?	?		?		?	
	4 - Is the site within a main settlement or a key rural settlement?	++		++		++	
	5 - Is the site within close proximity to key services (eg schools, food shops, public transport, health centres etc)?	++		++		++	
	6 - Does it respect and protect existing landscape character?	N		N		N	
14. To increase opportunities for non-car travel and reduce the need for travel	1 - Does the site location encourage the use of exisiting or provide sustainable modes of travel?	++		++		++	
	2 - Will it reduce the overall impact on traffic sensitive areas?	?		?		++	
	3 - Will it help develop walking, cycling, rail and bus networks to enable residents access to employment, services and facilities?	?		?		?	

		Site reference	Comment	Site reference	Comment	Site reference	Comment
		65		139		151	
		17		19		22	
SA Objective	Questions						
1. To provide housing that meet the needs of all of our existing and future residents	1 - Will the site deliver affordable housing?	++		++		++	
	2 - Will the site use previously developed land or building?	-		++		-	
	3 - Will it give a high housing yield?	N	See Assumption	N	See Assumption	N	See Assumption
	4 - Will the site meet local need?	++	See Assumption	++	See Assumption	++	See Assumption
	5 - Will the site meet cross boundary and or/ neighbouring needs?	++	See Assumption	++	See Assumption	++	See Assumption
2. To promote safe communities and reduce fear of crime	1 - Will it reduce crime through design measures?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Will it contribute to a safe built environment?	N	See Assumption	N	See Assumption	N	See Assumption
3. Improve access to health facilities and promote wellbeing	1 - Will it improve accessibility to health care for existing residents (including older residents) and provide additional facilities for new residents?	+?	See Assumption	+?	See Assumption	+?	See Assumption
	2 - Will it support wellbeing including opportunities for recreational/ physical activity?	++		++		++	
	3 - Will it provide new accessible green space?	-?		+?		-?	
4. Maximise the use of previously developed land/ buildings and encourage the efficient use of land	1 - Will it result in the loss of land that has not been previously developed?	-		++		-	
	2 - Is the site capable of supporting higher density development and/ or a mix of uses?	N	See assumption	N	See assumption	N	See assumption
	3 - Does the site allow for the re-use of existing buildings?	+?		+?		N	
	4 - Will it reduce the amount of derelict, degraded and underused land within the District?	N		?		N	
5. To improve educational attainment of the working age population	Will it reduce the number of working age residents who have no, or lower qualifications?	N	See assumption	N	See assumption	N	See assumption
6. To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	1 - Will it encourage higher skilled economic sectors in the District?	N		N		N	
	2 - Will it encourage new employment that is consistent with local needs?	N		N		N	
	3 - Will it encourage the growth of existing businesses?	N		N		N	
	4 - Will it encourage small businesses to grow?	N		N		N	
7. To reduce water and air pollution	1 - Which Source Protection Zone does the development fall within?	-		-		-	
	2 - Does the site fall within the River Mease SAC?	N		N		N	
	3 - Is the site within or directly connected by road to an AQMA?	N		N		N	
8. To minimise water and increase the recycling and reuse of waste materials	1 - Will it reduce household and/ or commercial waste?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Will it increase waste recovery and recycling?	N		+		N	
	3 - Will it reduce the proportion of waste sent to landfill?	N		+		N	
9. To reduce and manage flood risk and surface water run off	1 - Is the site located outside an area of risk from flooding?	N		N		N	
	2 - Will there be opportunity for flood risk reduction?	?	See Assumption	?	See Assumption	?	See Assumption
10. To reduce and manage the impacts of climate change and the Districts contribution to the causes	1 - Will it reduce the causes of climate change?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Will it encourage the prudent use of energy?	N	See Assumption	N	See Assumption	N	See Assumption
	3 - Will it provide opportunities for additional renewable energy generation capacity within the District?	N	See Assumption	N	See Assumption	N	See Assumption
11. To promote biodiversity	1 - Will it conserve protected/ priority species?	N		N		N	
	2 - Will it conserve protected/ priority habitats and local nature conservation sites?	N		-		N	
	3 - Will it protect statutory designated sites?	N		N		N	

		Site reference	Comment	Site reference	Comment	Site reference	Comment
		65		139		151	
		17		19		22	
SA Objective	Questions						
protection, enhancement and management of species and habitats	4 - Will it encourage ecological connectivity (including green corridors and water courses)?	-		N		N	
12. To ensure the protection and enhancement of the historic environment and its setting	1 - Will it preserve and enhance buildings and structures and their settings and contribute to the Districts heritage?	-		N		N	
	2 - Will it preserve and enhance conservation areas including their setting?	N		N		-	
	3 - Will it offer opportunities to bring heritage assets back into active use?	N		N		N	
13. Protect, enhance and manage the character and quality of the landscape and townscape	1 - Will it achieve high quality and sustainable design for buildings, spaces, and the public realm sensitive to the locality?	N		N		N	
	2 - Does it value and protect diverse and locally distinctive settlement and townscape character?	?		?		?	
	3 - Does it safe guard historic views and valuable skylines and settlements?	?		?		?	
	4 - Is the site within a main settlement or a key rural settlement?	++		++		++	
	5 - Is the site within close proximity to key services (eg schools, food shops, public transport, health centres etc)?	++		++		++	
	6 - Does it respect and protect existing landscape character?	N		N		N	
14. To increase opportunities for non-car travel and reduce the need for travel	1 - Does the site location encourage the use of exisiting or provide sustainable modes of travel?	++		++		++	
	2 - Will it reduce the overall impact on traffic sensitive areas?	++		++		++	
	3 - Will it help develop walking, cycling, rail and bus networks to enable residents access to employment, services and facilities?	?		?		?	

		Site reference	Comment
		113	
		13	
SA Objective	Questions		
1. To provide housing that meet the needs of all of our existing and future residents	1 - Will the site deliver affordable housing?	N	
	2 - Will the site use previously developed land or building?	--	
	3 - Will it give a high housing yield?	N	See Assumption
	4 - Will the site meet local need?	++	See Assumption
	5 - Will the site meet cross boundary and or/ neighbouring needs?	++	See Assumption
2. To promote safe communities and reduce fear of crime	1 - Will it reduce crime through design measures?	N	See Assumption
	2 - Will it contribute to a safe built environment?	N	See Assumption
3. Improve access to health facilities and promote wellbeing	1 - Will it improve accessibility to health care for existing residents (including older residents) and provide additional facilities for new residents?	+?	See Assumption
	2 - Will it support wellbeing including opportunities for recreational/ physical activity?	++	
	3 - Will it provide new accessible green space?	-?	
4. Maximise the use of previously developed land/ buildings and encourage the efficient use of land	1 - Will it result in the loss of land that has not been previously developed?	--	
	2 - Is the site capable of supporting higher density development and/ or a mix of uses?	N	See assumption
	3 - Does the site allow for the re-use of existing buildings?	N	
	4 - Will it reduce the amount of derelict, degraded and underused land within the District?	N	
5. To improve educational attainment of the working age population	Will it reduce the number of working age residents who have no, or lower qualifications?	N	See assumption
6. To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	1 - Will it encourage higher skilled economic sectors in the District?	N	
	2 - Will it encourage new employment that is consistent with local needs?	N	
	3 - Will it encourage the growth of existing businesses?	N	
	4 - Will it encourage small businesses to grow?	N	
7. To reduce water and air pollution	1 - Which Source Protection Zone does the development fall within?	-	
	2 - Does the site fall within the River Mease SAC?	N	
	3 - Is the site within or directly connected by road to an AQMA?	N	
8. To minimise water and increase the recycling and reuse of waste materials	1 - Will it reduce household and/ or commercial waste?	N	See Assumption
	2 - Will it increase waste recovery and recycling?	N	
	3 - Will it reduce the proportion of waste sent to landfill?	N	
9. To reduce and manage flood risk and surface water run off	1 - Is the site located outside an area of risk from flooding?	N	
	2 - Will there be opportunity for flood risk reduction?	?	See Assumption
10. To reduce and manage the impacts of climate change and the Districts contribution to the causes	1 - Will it reduce the causes of climate change?	N	See Assumption
	2 - Will it encourage the prudent use of energy?	N	See Assumption
	3 - Will it provide opportunities for additional renewable energy generation capacity within the District?	N	See Assumption
11. To promote biodiversity	1 - Will it conserve protected/ priority species?	-	
	2 - Will it conserve protected/ priority habitats and local nature conservation sites?	N	
	3 - Will it protect statutory designated sites?	N	

		Site reference	Comment
		113	
		13	
SA Objective	Questions		
protection, enhancement and management of species and habitats	4 - Will it encourage ecological connectivity (including green corridors and water courses)?	-	
12. To ensure the protection and enhancement of the historic environment and its setting	1 - Will it preserve and enhance buildings and structures and their settings and contribute to the Districts heritage?	N	
	2 - Will it preserve and enhance conservation areas including their setting?	--	
	3 - Will it offer opportunities to bring heritage assets back into active use?	N	
13. Protect, enhance and manage the character and quality of the landscape and townscape	1 - Will it achieve high quality and sustainable design for buildings, spaces, and the public realm sensitive to the locality?	N	
	2 - Does it value and protect diverse and locally distinctive settlement and townscape character?	?	
	3 - Does it safe guard historic views and valuable skylines and settlements?	?	
	4 - Is the site within a main settlement or a key rural settlement?	++	
	5 - Is the site within close proximity to key services (eg schools, food shops, public transport, health centres etc)?	++	
	6 - Does it respect and protect existing landscape character?	N	
14. To increase opportunities for non-car travel and reduce the need for travel	1 - Does the site location encourage the use of exisiting or provide sustainable modes of travel?	++	
	2 - Will it reduce the overall impact on traffic sensitive areas?	++	
	3 - Will it help develop walking, cycling, rail and bus networks to enable residents access to employment, services and facilities?	?	



Burntwood

		Site reference	Comment	Site reference	Comment	Site reference	Comment
		3		5		9	
SA Objective	Questions						
1. To provide housing that meet the needs of all of our existing and future residents	1 - Will the site deliver affordable housing?	++		++		++	
	2 - Will the site use previously developed land or building?	++		++		++	
	3 - Will it give a high housing yield?	N		N		N	
	4 - Will the site meet local need?	++		++		++	
	5 - Will the site meet cross boundary and/or neighbouring needs?	++		++		++	
2. To promote safe communities and reduce fear of crime	1 - Will it reduce crime through design measures?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Will it contribute to a safe built environment?	N	See Assumption	N	See Assumption	N	See Assumption
3. Improve access to health facilities and promote wellbeing	1 - Will it improve accessibility to health care for existing residents (including older residents) and provide additional facilities for new residents?	+?	See Assumption	+?	See Assumption	+?	See Assumption
	2 - Will it support wellbeing including opportunities for recreational/ physical activity?	++		++		++	
	3 - Will it provide new accessible green space?	+?		-?		+?	
4. Maximise the use of previously developed land/ buildings and encourage the efficient use of land	1 - Will it result in the loss of land that has not been previously developed?	++		++		++	
	2 - Is the site capable of supporting higher density development and/ or a mix of uses?	N	See assumption	N	See assumption	N	See assumption
	3 - Does the site allow for the re-use of existing buildings?	+?		+?		+?	
	4 - Will it reduce the amount of derelict, degraded and underused land within the District?	++	Google Street Vie	++		++	
5. To improve educational attainment of the working age population	Will it reduce the number of working age residents who have no, or lower qualifications?	N	See assumption	N	See assumption	N	See assumption
6. To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	1 - Will it encourage higher skilled economic sectors in the District?	N	See assumption (n	N		N	
	2 - Will it encourage new employment that is consistent with local needs?	N		N		N	
	3 - Will it encourage the growth of existing businesses?	N		N		N	
	4 - Will it encourage small businesses to grow?	N		N		N	
7. To reduce water and air pollution	1 - Which Source Protection Zone does the development fall within?	-	SPZ 3	-		-	SPZ 3
	2 - Does the site fall within the River Mease SAC?	N		N		N	
	3 - Is the site within or directly connected by road to an AQMA?	N		N		N	
8. To minimise water and increase the recycling and reuse of waste materials	1 - Will it reduce household and/ or commercial waste?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Will it increase waste recovery and recycling?	+		N		N	
	3 - Will it reduce the proportion of waste sent to landfill?	+		+		+	
9. To reduce and manage flood risk and surface water run off	1 - Is the site located outside an area of risk from flooding?	N		N		N	
	2 - Will there be opportunity for flood risk reduction?	N	See Assumption	N	See Assumption	?	See Assumption
10. To reduce and manage the impacts of climate change and the Districts contribution to the causes	1 - Will it reduce the causes of climate change?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Will it encourage the prudent use of energy?	N	See Assumption	N	See Assumption	N	See Assumption
	3 - Will it provide opportunities for additional renewable energy generation capacity within the District?	N	See Assumption	N	See Assumption	N	See Assumption
11. To promote biodiversity protection, enhancement and management of species and habitats	1 - Will it conserve protected/ priority species?	-		N		N	
	2 - Will it conserve protected/ priority habitats and local nature conservation sites?	N		N		N	
	3 - Will it protect statutory designated sites?	N		N		N	
	4 - Will it encourage ecological connectivity (including green corridors and water courses)?	N		N		N	
12. To ensure the protection and enhancement of the historic environment and its setting	1 - Will it preserve and enhance buildings and structures and their settings and contribute to the Districts heritage?	N		N		N	
	2 - Will it preserve and enhance conservation areas including their setting?	N		N		N	
	3 - Will it offer opportunities to bring heritage assets back into active use?	N		N		N	
13. Protect, enhance and manage the character and quality of the landscape and townscape	1 - Will it achieve high quality and sustainable design for buildings, spaces, and the public realm sensitive to the locality?	N	See Assumption	N		N	See Assumption
	2 - Does it value and protect diverse and locally distinctive settlement and townscape character?	N		+		+	
	3 - Does it safe guard historic views and valuable skylines and settlements?	N		N		N	
	4 - Is the site within a main settlement or a key rural settlement?	++		++		++	
	5 - Is the site within close proximity to key services (eg schools, food shops, public transport, health centres etc)?	+		+		+	
	6 - Does it respect and protect existing landscape character?	N		N		N	
14. To increase opportunities for non-car travel and reduce the need for travel	1 - Does the site location encourage the use of existing or provide sustainable modes of travel?	++		++		++	
	2 - Will it reduce the overall impact on traffic sensitive areas?	++		?		?	
	3 - Will it help develop walking, cycling, rail and bus networks to enable residents access to employment, services and facilities?	?	See Assumption	?		?	See Assumption

		Site reference	Comment	Site reference	Comment	Site reference	Comment
		114		158		253	
SA Objective	Questions						
1. To provide housing that meet the needs of all of our existing and future residents	1 - Will the site deliver affordable housing?	++		N		++	
	2 - Will the site use previously developed land or building?	-		++		++	
	3 - Will it give a high housing yield?	N		N		N	
	4 - Will the site meet local need?	++		++		++	
	5 - Will the site meet cross boundary and or/ neighbouring needs?	++		++		++	
2. To promote safe communities and reduce fear of crime	1 - Will it reduce crime through design measures?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Will it contribute to a safe built environment?	N	See Assumption	N	See Assumption	N	See Assumption
3. Improve access to health facilities and promote wellbeing	1 - Will it improve accessibility to health care for existing residents (including older residents) and provide additional facilities for new residents?	+?	See Assumption	+?	See Assumption	+?	See Assumption
	2 - Will it support wellbeing including opportunities for recreational/ physical activity?	++	site is a part of designated amenity space	++		++	
	3 - Will it provide new accessible green space?	-?		-?		-?	
4. Maximise the use of previously developed land/ buildings and encourage the efficient use of land	1 - Will it result in the loss of land that has not been previously developed?	-		++		++	
	2 - Is the site capable of supporting higher density development and/ or a mix of uses?	N	See assumption	N	See assumption	N	See assumption
	3 - Does the site allow for the re-use of existing buildings?	+?		+?		+?	
	4 - Will it reduce the amount of derelict, degraded and underused land within the District?	N		++		++	
5. To improve educational attainment of the working age population	Will it reduce the number of working age residents who have no, or lower qualifications?	N	See assumption	N	See assumption	N	See assumption
6. To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	1 - Will it encourage higher skilled economic sectors in the District?	N		N		N	
	2 - Will it encourage new employment that is consistent with local needs?	N		N		N	
	3 - Will it encourage the growth of existing businesses?	N		N		N	
	4 - Will it encourage small businesses to grow?	N		N		N	
7. To reduce water and air pollution	1 - Which Source Protection Zone does the development fall within?	-		-		-	
	2 - Does the site fall within the River Mease SAC?	N		N		N	
	3 - Is the site within or directly connected by road to an AQMA?	N		N		N	
8. To minimise water and increase the recycling and reuse of waste materials	1 - Will it reduce household and/ or commercial waste?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Will it increase waste recovery and recycling?	+		+		+	
	3 - Will it reduce the proportion of waste sent to landfill?	+		+		+	
9. To reduce and manage flood risk and surface water run off	1 - Is the site located outside an area of risk from flooding?	N		N		N	
	2 - Will there be opportunity for flood risk reduction?	?	See Assumption	?	See Assumption	?	See Assumption
10. To reduce and manage the impacts of climate change and the Districts contribution to the causes	1 - Will it reduce the causes of climate change?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Will it encourage the prudent use of energy?	N	See Assumption	N	See Assumption	N	See Assumption
	3 - Will it provide opportunities for additional renewable energy generation capacity within the District?	N	See Assumption	N	See Assumption	N	See Assumption
11. To promote biodiversity protection, enhancement and management of species and habitats	1 - Will it conserve protected/ priority species?	-		N		N	
	2 - Will it conserve protected/ priority habitats and local nature conservation sites?	N		N		N	
	3 - Will it protect statutory designated sites?	N		N		N	
	4 - Will it encourage ecological connectivity (including green corridors and water courses)?	N		N		N	
12. To ensure the protection and enhancement of the historic environment and its setting	1 - Will it preserve and enhance buildings and structures and their settings and contribute to the Districts heritage?	N		N		N	
	2 - Will it preserve and enhance conservation areas including their setting?	N		N		N	
	3 - Will it offer opportunities to bring heritage assets back into active use?	N		N		N	
13. Protect, enhance and manage the character and quality of the landscape and townscape	1 - Will it achieve high quality and sustainable design for buildings, spaces, and the public realm sensitive to the locality?	N		N		N	See Assumption
	2 - Does it value and protect diverse and locally distinctive settlement and townscape character?	?		?		?	See Assumption
	3 - Does it safe guard historic views and valuable skylines and settlements?	?		?		?	See Assumption
	4 - Is the site within a main settlement or a key rural settlement?	++		++		++	See Assumption
	5 - Is the site within close proximity to key services (eg schools, food shops, public transport, health centres etc)?	+		+		+	See Assumption
	6 - Does it respect and protect existing landscape character?	-		-		-	See Assumption
14. To increase opportunities for non-car travel and reduce the need for travel	1 - Does the site location encourage the use of existing or provide sustainable modes of travel?	++		++		++	See Assumption
	2 - Will it reduce the overall impact on traffic sensitive areas?	?		?		?	See Assumption
	3 - Will it help develop walking, cycling, rail and bus networks to enable residents access to employment, services and facilities?	?		?		?	See Assumption

		Site reference	Comment	Site reference	Comment	Site reference	Comment
		280		328		157	
SA Objective	Questions						
1. To provide housing that meet the needs of all of our existing and future residents	1 - Will the site deliver affordable housing?	++		++		++	
	2 - Will the site use previously developed land or building?	-		-		-	
	3 - Will it give a high housing yield?	N		N		N	
	4 - Will the site meet local need?	++		++		++	
	5 - Will the site meet cross boundary and or/ neighbouring needs?	++		++		++	
2. To promote safe communities and reduce fear of crime	1 - Will it reduce crime through design measures?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Will it contribute to a safe built environment?	N	See Assumption	N	See Assumption	N	See Assumption
3. Improve access to health facilities and promote wellbeing	1 - Will it improve accessibility to health care for existing residents (including older residents) and provide additional facilities for new residents?	+?	See Assumption	+?	See Assumption	+?	See Assumption
	2 - Will it support wellbeing including opportunities for recreational/ physical activity?	++		++		++	
	3 - Will it provide new accessible green space?	-?		-?		-?	
4. Maximise the use of previously developed land/ buildings and encourage the efficient use of land	1 - Will it result in the loss of land that has not been previously developed?	-		-		-	
	2 - Is the site capable of supporting higher density development and/ or a mix of uses?	N	See assumption	N	See assumption	N	See assumption
	3 - Does the site allow for the re-use of existing buildings?	N		N		N	+?
	4 - Will it reduce the amount of derelict, degraded and underused land within the District?	N		N		N	
5. To improve educational attainment of the working age population	Will it reduce the number of working age residents who have no, or lower qualifications?	N	See assumption	N	See assumption	N	See assumption
6. To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	1 - Will it encourage higher skilled economic sectors in the District?	N		N		N	
	2 - Will it encourage new employment that is consistent with local needs?	N		N		N	
	3 - Will it encourage the growth of existing businesses?	N		N		N	
	4 - Will it encourage small businesses to grow?	N		N		N	
7. To reduce water and air pollution	1 - Which Source Protection Zone does the development fall within?	N		N		N	
	2 - Does the site fall within the River Mease SAC?	N		N		N	
	3 - Is the site within or directly connected by road to an AQMA?	N		N		N	
8. To minimise water and increase the recycling and reuse of waste materials	1 - Will it reduce household and/ or commercial waste?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Will it increase waste recovery and recycling?	N		N		N	
	3 - Will it reduce the proportion of waste sent to landfill?	N		N		N	
9. To reduce and manage flood risk and surface water run off	1 - Is the site located outside an area of risk from flooding?	-		-		-	
	2 - Will there be opportunity for flood risk reduction?	?	See Assumption	?	See Assumption	?	See Assumption
10. To reduce and manage the impacts of climate change and the Districts contribution to the causes	1 - Will it reduce the causes of climate change?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Will it encourage the prudent use of energy?	N	See Assumption	N	See Assumption	N	See Assumption
	3 - Will it provide opportunities for additional renewable energy generation capacity within the District?	N	See Assumption	N	See Assumption	N	See Assumption
11. To promote biodiversity protection, enhancement and management of species and habitats	1 - Will it conserve protected/ priority species?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Will it conserve protected/ priority habitats and local nature conservation sites?	N	See Assumption	N	See Assumption	N	See Assumption
	3 - Will it protect statutory designated sites?	N	See Assumption	N	See Assumption	N	See Assumption
	4 - Will it encourage ecological connectivity (including green corridors and water courses)?	-	site is in green belt	-	site is in green belt	-	site is in green belt
12. To ensure the protection and enhancement of the historic environment and its setting	1 - Will it preserve and enhance buildings and structures and their settings and contribute to the Districts heritage?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Will it preserve and enhance conservation areas including their setting?	N	See Assumption	N	See Assumption	N	See Assumption
	3 - Will it offer opportunities to bring heritage assets back into active use?	N	See Assumption	N	See Assumption	N	See Assumption
13. Protect, enhance and manage the character and quality of the landscape and townscape	1 - Will it achieve high quality and sustainable design for buildings, spaces, and the public realm sensitive to the locality?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Does it value and protect diverse and locally distinctive settlement and townscape character?	?	See Assumption	?	See Assumption	?	See Assumption
	3 - Does it safe guard historic views and valuable skylines and settlements?	?	See Assumption	?	See Assumption	?	See Assumption
	4 - Is the site within a main settlement or a key rural settlement?	++	See Assumption	++	See Assumption	++	See Assumption
	5 - Is the site within close proximity to key services (eg schools, food shops, public transport, health centres etc)?	+	See Assumption	+	See Assumption	+	See Assumption
	6 - Does it respect and protect existing landscape character?	-	See Assumption	-	See Assumption	-	See Assumption
14. To increase opportunities for non-car travel and reduce the need for travel	1 - Does the site location encourage the use of existing or provide sustainable modes of travel?	++	See Assumption	++	See Assumption	++	See Assumption
	2 - Will it reduce the overall impact on traffic sensitive areas?	?	See Assumption	?	See Assumption	?	See Assumption
	3 - Will it help develop walking, cycling, rail and bus networks to enable residents access to employment, services and facilities?	?	See Assumption	?	See Assumption	?	See Assumption

SA Objective	Questions	Site reference	Comment	Site reference	Comment	Site reference	Comment
		284		279		346	
1. To provide housing that meet the needs of all of our existing and future residents	1 - Will the site deliver affordable housing?	++		++		++	
	2 - Will the site use previously developed land or building?	-		-		-	
	3 - Will it give a high housing yield?	N		N		N	
	4 - Will the site meet local need?	++		++		++	
	5 - Will the site meet cross boundary and or/ neighbouring needs?	++		++		++	
2. To promote safe communities and reduce fear of crime	1 - Will it reduce crime through design measures?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Will it contribute to a safe built environment?	N	See Assumption	N	See Assumption	N	See Assumption
3. Improve access to health facilities and promote wellbeing	1 - Will it improve accessibility to health care for existing residents (including older residents) and provide additional facilities for new residents?	+?	See Assumption	+?	See Assumption	+?	See Assumption
	2 - Will it support wellbeing including opportunities for recreational/ physical activity?	++		++		++	
	3 - Will it provide new accessible green space?	-?		-?		-?	
4. Maximise the use of previously developed land/ buildings and encourage the efficient use of land	1 - Will it result in the loss of land that has not been previously developed?	-		-		-	
	2 - Is the site capable of supporting higher density development and/ or a mix of uses?	N	See assumption	N	See assumption	N	See assumption
	3 - Does the site allow for the re-use of existing buildings?	N		N		N	
	4 - Will it reduce the amount of derelict, degraded and underused land within the District?	N		N		N	
5. To improve educational attainment of the working age population	Will it reduce the number of working age residents who have no, or lower qualifications?	N	See assumption	N	See assumption	N	See assumption
6. To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	1 - Will it encourage higher skilled economic sectors in the District?	N		N		N	
	2 - Will it encourage new employment that is consistent with local needs?	N		N		N	
	3 - Will it encourage the growth of existing businesses?	N		N		N	
	4 - Will it encourage small businesses to grow?	N		N		N	
7. To reduce water and air pollution	1 - Which Source Protection Zone does the development fall within?	-		N		-	
	2 - Does the site fall within the River Mease SAC?	N		N		N	
	3 - Is the site within or directly connected by road to an AQMA?	N		N		N	
8. To minimise water and increase the recycling and reuse of waste materials	1 - Will it reduce household and/ or commercial waste?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Will it increase waste recovery and recycling?	N		N		N	
	3 - Will it reduce the proportion of waste sent to landfill?	N		N		N	
9. To reduce and manage flood risk and surface water run off	1 - Is the site located outside an area of risk from flooding?	-		-		-	
	2 - Will there be opportunity for flood risk reduction?	?	See Assumption	?	See Assumption	?	See Assumption
10. To reduce and manage the impacts of climate change and the Districts contribution to the causes	1 - Will it reduce the causes of climate change?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Will it encourage the prudent use of energy?	N	See Assumption	N	See Assumption	N	See Assumption
	3 - Will it provide opportunities for additional renewable energy generation capacity within the District?	N	See Assumption	N	See Assumption	N	See Assumption
11. To promote biodiversity protection, enhancement and management of species and habitats	1 - Will it conserve protected/ priority species?	-	See Assumption	-	See Assumption	-	See Assumption
	2 - Will it conserve protected/ priority habitats and local nature conservation sites?	N	See Assumption	N	See Assumption	-	See Assumption
	3 - Will it protect statutory designated sites?	N	See Assumption	N	See Assumption	N	See Assumption
	4 - Will it encourage ecological connectivity (including green corridors and water courses)?	-	site is in green belt	-	See Assumption	-	See Assumption
12. To ensure the protection and enhancement of the historic environment and its setting	1 - Will it preserve and enhance buildings and structures and their settings and contribute to the Districts heritage?	N	See Assumption	N	See Assumption	-	See Assumption
	2 - Will it preserve and enhance conservation areas including their setting?	N	site is in green belt	N	See Assumption	N	See Assumption
	3 - Will it offer opportunities to bring heritage assets back into active use?	N	See Assumption	N	See Assumption	?	See Assumption
13. Protect, enhance and manage the character and quality of the landscape and townscape	1 - Will it achieve high quality and sustainable design for buildings, spaces, and the public realm sensitive to the locality?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Does it value and protect diverse and locally distinctive settlement and townscape character?	?	See Assumption	?	See Assumption	?	See Assumption
	3 - Does it safe guard historic views and valuable skylines and settlements?	?	See Assumption	?	See Assumption	?	See Assumption
	4 - Is the site within a main settlement or a key rural settlement?	++	See Assumption	++	See Assumption	++	See Assumption
	5 - Is the site within close proximity to key services (eg schools, food shops, public transport, health centres etc)?	+	See Assumption	+	See Assumption	+	See Assumption
	6 - Does it respect and protect existing landscape character?	-	See Assumption	-	See Assumption	-	See Assumption
14. To increase opportunities for non-car travel and reduce the need for travel	1 - Does the site location encourage the use of existing or provide sustainable modes of travel?	++	See Assumption	++	See Assumption	++	See Assumption
	2 - Will it reduce the overall impact on traffic sensitive areas?	?	See Assumption	?	See Assumption	?	See Assumption
	3 - Will it help develop walking, cycling, rail and bus networks to enable residents access to employment, services and facilities?	?	See Assumption	?	See Assumption	?	See Assumption

		Site reference	Comment	Site reference	Comment	Site reference	Comment
		35		130		172	
SA Objective	Questions						
1. To provide housing that meet the needs of all of our existing and future residents	1 - Will the site deliver affordable housing?	++		++		++	
	2 - Will the site use previously developed land or building?	-		-		-	
	3 - Will it give a high housing yield?	N		N		N	
	4 - Will the site meet local need?	++		++		++	
	5 - Will the site meet cross boundary and or/ neighbouring needs?	++		++		++	
2. To promote safe communities and reduce fear of crime	1 - Will it reduce crime through design measures?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Will it contribute to a safe built environment?	N	See Assumption	N	See Assumption	N	See Assumption
3. Improve access to health facilities and promote wellbeing	1 - Will it improve accessibility to health care for existing residents (including older residents) and provide additional facilities for new residents?	+?	See Assumption	+?	See Assumption	+?	See Assumption
	2 - Will it support wellbeing including opportunities for recreational/ physical activity?	++		++		++	
	3 - Will it provide new accessible green space?	-?		-?		-?	
4. Maximise the use of previously developed land/ buildings and encourage the efficient use of land	1 - Will it result in the loss of land that has not been previously developed?	-		-		-	
	2 - Is the site capable of supporting higher density development and/ or a mix of uses?	N	See assumption	N	See assumption	N	See assumption
	3 - Does the site allow for the re-use of existing buildings?	N		N		+?	
	4 - Will it reduce the amount of derelict, degraded and underused land within the District?	N		N		N	
5. To improve educational attainment of the working age population	Will it reduce the number of working age residents who have no, or lower qualifications?	N	See assumption	N	See assumption	N	See assumption
6. To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	1 - Will it encourage higher skilled economic sectors in the District?	N		N		N	
	2 - Will it encourage new employment that is consistent with local needs?	N		N		N	
	3 - Will it encourage the growth of existing businesses?	N		N		N	
	4 - Will it encourage small businesses to grow?	N		N		N	
7. To reduce water and air pollution	1 - Which Source Protection Zone does the development fall within?	-		-		-	
	2 - Does the site fall within the River Mease SAC?	N		N		N	
	3 - Is the site within or directly connected by road to an AQMA?	N		N		N	
8. To minimise water and increase the recycling and reuse of waste materials	1 - Will it reduce household and/ or commercial waste?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Will it increase waste recovery and recycling?	N		N		N	
	3 - Will it reduce the proportion of waste sent to landfill?	N		N		N	
9. To reduce and manage flood risk and surface water run off	1 - Is the site located outside an area of risk from flooding?	-		-		-	
	2 - Will there be opportunity for flood risk reduction?	?	See Assumption	?	See Assumption	?	See Assumption
10. To reduce and manage the impacts of climate change and the Districts contribution to the causes	1 - Will it reduce the causes of climate change?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Will it encourage the prudent use of energy?	N	See Assumption	N	See Assumption	N	See Assumption
	3 - Will it provide opportunities for additional renewable energy generation capacity within the District?	N	See Assumption	N	See Assumption	N	See Assumption
11. To promote biodiversity protection, enhancement and management of species and habitats	1 - Will it conserve protected/ priority species?	N		-		-	
	2 - Will it conserve protected/ priority habitats and local nature conservation sites?	-		-		-	
	3 - Will it protect statutory designated sites?	N		N		N	
	4 - Will it encourage ecological connectivity (including green corridors and water courses)?	-		-		-	
12. To ensure the protection and enhancement of the historic environment and its setting	1 - Will it preserve and enhance buildings and structures and their settings and contribute to the Districts heritage?	-		-		-	
	2 - Will it preserve and enhance conservation areas including their setting?	N		N		N	
	3 - Will it offer opportunities to bring heritage assets back into active use?	?		?		?	
13. Protect, enhance and manage the character and quality of the landscape and townscape	1 - Will it achieve high quality and sustainable design for buildings, spaces, and the public realm sensitive to the locality?	N	See Assumption	N		N	See Assumption
	2 - Does it value and protect diverse and locally distinctive settlement and townscape character?	?		?		?	
	3 - Does it safe guard historic views and valuable skylines and settlements?	?		?		?	
	4 - Is the site within a main settlement or a key rural settlement?	++		++		++	
	5 - Is the site within close proximity to key services (eg schools, food shops, public transport, health centres etc)?	+		+		+	
	6 - Does it respect and protect existing landscape character?	-		-		-	
14. To increase opportunities for non-car travel and reduce the need for travel	1 - Does the site location encourage the use of existing or provide sustainable modes of travel?	++		++		++	
	2 - Will it reduce the overall impact on traffic sensitive areas?	++		?		?	
	3 - Will it help develop walking, cycling, rail and bus networks to enable residents access to employment, services and facilities?	?	See Assumption	?		?	See Assumption

		Site reference	Comment	Site reference	Comment	Site reference	Comment
		267		317		187	
SA Objective	Questions						
1. To provide housing that meet the needs of all of our existing and future residents	1 - Will the site deliver affordable housing?	++	See Assumption	++	See Assumption	++	See Assumption
	2 - Will the site use previously developed land or building?	--	See Assumption	--	See Assumption	--	See Assumption
	3 - Will it give a high housing yield?	N	See Assumption	N	See Assumption	N	See Assumption
	4 - Will the site meet local need?	++	See Assumption	++	See Assumption	++	See Assumption
	5 - Will the site meet cross boundary and or/ neighbouring needs?	++	See Assumption	++	See Assumption	++	See Assumption
2. To promote safe communities and reduce fear of crime	1 - Will it reduce crime through design measures?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Will it contribute to a safe built environment?	N	See Assumption	N	See Assumption	N	See Assumption
3. Improve access to health facilities and promote wellbeing	1 - Will it improve accessibility to health care for existing residents (including older residents) and provide additional facilities for new residents?	+?	See Assumption	+?	See Assumption	+?	See Assumption
	2 - Will it support wellbeing including opportunities for recreational/ physical activity?	++	See Assumption	++	See Assumption	++	See Assumption
	3 - Will it provide new accessible green space?	-?	See Assumption	-?	See Assumption	-?	See Assumption
4. Maximise the use of previously developed land/ buildings and encourage the efficient use of land	1 - Will it result in the loss of land that has not been previously developed?	--	See Assumption	--	See Assumption	--	See Assumption
	2 - Is the site capable of supporting higher density development and/ or a mix of uses?	N	See assumption	N	See assumption	N	See assumption
	3 - Does the site allow for the re-use of existing buildings?	N	See assumption	N	See assumption	N	See assumption
	4 - Will it reduce the amount of derelict, degraded and underused land within the District?	N	See assumption	N	See assumption	N	See assumption
5. To improve educational attainment of the working age population	Will it reduce the number of working age residents who have no, or lower qualifications?	N	See assumption	N	See assumption	N	See assumption
6. To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	1 - Will it encourage higher skilled economic sectors in the District?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Will it encourage new employment that is consistent with local needs?	N	See Assumption	N	See Assumption	N	See Assumption
	3 - Will it encourage the growth of existing businesses?	N	See Assumption	N	See Assumption	N	See Assumption
	4 - Will it encourage small businesses to grow?	N	See Assumption	N	See Assumption	N	See Assumption
7. To reduce water and air pollution	1 - Which Source Protection Zone does the development fall within?	-	See Assumption	-	See Assumption	-	See Assumption
	2 - Does the site fall within the River Mease SAC?	N	See Assumption	N	See Assumption	N	See Assumption
	3 - Is the site within or directly connected by road to an AQMA?	N	See Assumption	N	See Assumption	N	See Assumption
8. To minimise water and increase the recycling and reuse of waste materials	1 - Will it reduce household and/ or commercial waste?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Will it increase waste recovery and recycling?	N	See Assumption	N	See Assumption	N	See Assumption
	3 - Will it reduce the proportion of waste sent to landfill?	N	See Assumption	N	See Assumption	N	See Assumption
9. To reduce and manage flood risk and surface water run off	1 - Is the site located outside an area of risk from flooding?	-	See Assumption	-	See Assumption	-	See Assumption
	2 - Will there be opportunity for flood risk reduction?	?	See Assumption	?	See Assumption	?	See Assumption
10. To reduce and manage the impacts of climate change and the Districts contribution to the causes	1 - Will it reduce the causes of climate change?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Will it encourage the prudent use of energy?	N	See Assumption	N	See Assumption	N	See Assumption
	3 - Will it provide opportunities for additional renewable energy generation capacity within the District?	N	See Assumption	N	See Assumption	N	See Assumption
11. To promote biodiversity protection, enhancement and management of species and habitats	1 - Will it conserve protected/ priority species?	-	See Assumption	-	See Assumption	-	See Assumption
	2 - Will it conserve protected/ priority habitats and local nature conservation sites?	-	See Assumption	-	See Assumption	-	See Assumption
	3 - Will it protect statutory designated sites?	N	See Assumption	N	See Assumption	N	See Assumption
	4 - Will it encourage ecological connectivity (including green corridors and water courses)?	-	See Assumption	-	See Assumption	-	See Assumption
12. To ensure the protection and enhancement of the historic environment and its setting	1 - Will it preserve and enhance buildings and structures and their settings and contribute to the Districts heritage?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Will it preserve and enhance conservation areas including their setting?	N	See Assumption	N	See Assumption	N	See Assumption
	3 - Will it offer opportunities to bring heritage assets back into active use?	?	See Assumption	?	See Assumption	?	See Assumption
13. Protect, enhance and manage the character and quality of the landscape and townscape	1 - Will it achieve high quality and sustainable design for buildings, spaces, and the public realm sensitive to the locality?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Does it value and protect diverse and locally distinctive settlement and townscape character?	?	See Assumption	?	See Assumption	?	See Assumption
	3 - Does it safe guard historic views and valuable skylines and settlements?	?	See Assumption	?	See Assumption	?	See Assumption
	4 - Is the site within a main settlement or a key rural settlement?	++	See Assumption	++	See Assumption	++	See Assumption
	5 - Is the site within close proximity to key services (eg schools, food shops, public transport, health centres etc)?	+	See Assumption	+	See Assumption	+	See Assumption
	6 - Does it respect and protect existing landscape character?	-	See Assumption	-	See Assumption	-	See Assumption
14. To increase opportunities for non-car travel and reduce the need for travel	1 - Does the site location encourage the use of existing or provide sustainable modes of travel?	++	See Assumption	++	See Assumption	++	See Assumption
	2 - Will it reduce the overall impact on traffic sensitive areas?	?	See Assumption	?	See Assumption	?	See Assumption
	3 - Will it help develop walking, cycling, rail and bus networks to enable residents access to employment, services and facilities?	?	See Assumption	?	See Assumption	?	See Assumption

		Site reference	Comment	Site reference	Comment	Site reference	Comment
		169		161		161	
SA Objective	Questions						
1. To provide housing that meet the needs of all of our existing and future residents	1 - Will the site deliver affordable housing?	++	See Assumption	++	See Assumption	++	See Assumption
	2 - Will the site use previously developed land or building?	-	See Assumption	-	See Assumption	-	See Assumption
	3 - Will it give a high housing yield?	N	See Assumption	N	See Assumption	N	See Assumption
	4 - Will the site meet local need?	++	See Assumption	++	See Assumption	++	See Assumption
	5 - Will the site meet cross boundary and or/ neighbouring needs?	++	See Assumption	++	See Assumption	++	See Assumption
2. To promote safe communities and reduce fear of crime	1 - Will it reduce crime through design measures?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Will it contribute to a safe built environment?	N	See Assumption	N	See Assumption	N	See Assumption
3. Improve access to health facilities and promote wellbeing	1 - Will it improve accessibility to health care for existing residents (including older residents) and provide additional facilities for new residents?	+?	See Assumption	+?	See Assumption	+?	See Assumption
	2 - Will it support wellbeing including opportunities for recreational/ physical activity?	++	See Assumption	++	See Assumption	++	See Assumption
	3 - Will it provide new accessible green space?	-?	See Assumption	-?	See Assumption	-?	See Assumption
4. Maximise the use of previously developed land/ buildings and encourage the efficient use of land	1 - Will it result in the loss of land that has not been previously developed?	-	See Assumption	-	See Assumption	-	See Assumption
	2 - Is the site capable of supporting higher density development and/ or a mix of uses?	N	See assumption	N	See assumption	N	See assumption
	3 - Does the site allow for the re-use of existing buildings?	N	See assumption	N	See assumption	N	See assumption
	4 - Will it reduce the amount of derelict, degraded and underused land within the District?	N	See assumption	N	See assumption	N	See assumption
5. To improve educational attainment of the working age population	Will it reduce the number of working age residents who have no, or lower qualifications?	N	See assumption	N	See assumption	N	See assumption
6. To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	1 - Will it encourage higher skilled economic sectors in the District?	N	See assumption	N	See Assumption	N	See Assumption
	2 - Will it encourage new employment that is consistent with local needs?	N	See assumption	N	See Assumption	N	See Assumption
	3 - Will it encourage the growth of existing businesses?	N	See assumption	N	See Assumption	N	See Assumption
	4 - Will it encourage small businesses to grow?	N	See assumption	N	See Assumption	N	See Assumption
7. To reduce water and air pollution	1 - Which Source Protection Zone does the development fall within?	-	See assumption	-	See Assumption	-	See Assumption
	2 - Does the site fall within the River Mease SAC?	N	See assumption	N	See Assumption	N	See Assumption
	3 - Is the site within or directly connected by road to an AQMA?	N	See assumption	N	See Assumption	N	See Assumption
8. To minimise water and increase the recycling and reuse of waste materials	1 - Will it reduce household and/ or commercial waste?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Will it increase waste recovery and recycling?	N	See Assumption	N	See Assumption	N	See Assumption
	3 - Will it reduce the proportion of waste sent to landfill?	N	See Assumption	N	See Assumption	N	See Assumption
9. To reduce and manage flood risk and surface water run off	1 - Is the site located outside an area of risk from flooding?	-	See Assumption	-	See Assumption	-	See Assumption
	2 - Will there be opportunity for flood risk reduction?	?	See Assumption	?	See Assumption	?	See Assumption
10. To reduce and manage the impacts of climate change and the Districts contribution to the causes	1 - Will it reduce the causes of climate change?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Will it encourage the prudent use of energy?	N	See Assumption	N	See Assumption	N	See Assumption
	3 - Will it provide opportunities for additional renewable energy generation capacity within the District?	N	See Assumption	N	See Assumption	N	See Assumption
11. To promote biodiversity protection, enhancement and management of species and habitats	1 - Will it conserve protected/ priority species?	-	See Assumption	-	See Assumption	-	See Assumption
	2 - Will it conserve protected/ priority habitats and local nature conservation sites?	-	See Assumption	-	See Assumption	-	See Assumption
	3 - Will it protect statutory designated sites?	N	See Assumption	N	See Assumption	N	See Assumption
	4 - Will it encourage ecological connectivity (including green corridors and water courses)?	-	See Assumption	-	See Assumption	-	See Assumption
12. To ensure the protection and enhancement of the historic environment and its setting	1 - Will it preserve and enhance buildings and structures and their settings and contribute to the Districts heritage?	-	See Assumption	-	See Assumption	-	See Assumption
	2 - Will it preserve and enhance conservation areas including their setting?	N	See Assumption	N	See Assumption	N	See Assumption
	3 - Will it offer opportunities to bring heritage assets back into active use?	?	See Assumption	?	See Assumption	?	See Assumption
13. Protect, enhance and manage the character and quality of the landscape and townscape	1 - Will it achieve high quality and sustainable design for buildings, spaces, and the public realm sensitive to the locality?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Does it value and protect diverse and locally distinctive settlement and townscape character?	?	See Assumption	?	See Assumption	?	See Assumption
	3 - Does it safe guard historic views and valuable skylines and settlements?	?	See Assumption	?	See Assumption	?	See Assumption
	4 - Is the site within a main settlement or a key rural settlement?	++	See Assumption	++	See Assumption	++	See Assumption
	5 - Is the site within close proximity to key services (eg schools, food shops, public transport, health centres etc)?	+	See Assumption	+	See Assumption	+	See Assumption
	6 - Does it respect and protect existing landscape character?	-	See Assumption	-	See Assumption	-	See Assumption
14. To increase opportunities for non-car travel and reduce the need for travel	1 - Does the site location encourage the use of existing or provide sustainable modes of travel?	++	See Assumption	++	See Assumption	++	See Assumption
	2 - Will it reduce the overall impact on traffic sensitive areas?	?	See Assumption	?	See Assumption	?	See Assumption
	3 - Will it help develop walking, cycling, rail and bus networks to enable residents access to employment, services and facilities?	?	See Assumption	?	See Assumption	?	See Assumption



SA Objective	Questions	Site reference	Comment	Site reference	Comment	Site reference	Comment
		56		57		162	
1. To provide housing that meet the needs of all of our existing and future residents	1 - Will the site deliver affordable housing?	++	See Assumption	++	See Assumption	++	See Assumption
	2 - Will the site use previously developed land or building?	--	See Assumption	--	See Assumption	--	See Assumption
	3 - Will it give a high housing yield?	N	See Assumption	N	See Assumption	N	See Assumption
	4 - Will the site meet local need?	++	See Assumption	++	See Assumption	++	See Assumption
	5 - Will the site meet cross boundary and or/ neighbouring needs?	++	See Assumption	++	See Assumption	++	See Assumption
2. To promote safe communities and reduce fear of crime	1 - Will it reduce crime through design measures?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Will it contribute to a safe built environment?	N	See Assumption	N	See Assumption	N	See Assumption
3. Improve access to health facilities and promote wellbeing	1 - Will it improve accessibility to health care for existing residents (including older residents) and provide additional facilities for new residents?	+?	See Assumption	+?	See Assumption	+?	See Assumption
	2 - Will it support wellbeing including opportunities for recreational/ physical activity?	++	See Assumption	++	See Assumption	++	See Assumption
	3 - Will it provide new accessible green space?	-?	See Assumption	-?	See Assumption	-?	See Assumption
4. Maximise the use of previously developed land/ buildings and encourage the efficient use of land	1 - Will it result in the loss of land that has not been previously developed?	--	See Assumption	--	See Assumption	--	See Assumption
	2 - Is the site capable of supporting higher density development and/ or a mix of uses?	N	See assumption	N	See assumption	N	See assumption
	3 - Does the site allow for the re-use of existing buildings?	N	See assumption	+?	See assumption	N	See assumption
	4 - Will it reduce the amount of derelict, degraded and underused land within the District?	N	See assumption	N	See assumption	N	See assumption
5. To improve educational attainment of the working age population	Will it reduce the number of working age residents who have no, or lower qualifications?	N	See assumption	N	See assumption	N	See assumption
6. To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	1 - Will it encourage higher skilled economic sectors in the District?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Will it encourage new employment that is consistent with local needs?	N	See Assumption	N	See Assumption	N	See Assumption
	3 - Will it encourage the growth of existing businesses?	N	See Assumption	N	See Assumption	N	See Assumption
	4 - Will it encourage small businesses to grow?	N	See Assumption	N	See Assumption	N	See Assumption
7. To reduce water and air pollution	1 - Which Source Protection Zone does the development fall within?	-	See Assumption	-	See Assumption	-	See Assumption
	2 - Does the site fall within the River Mease SAC?	N	See Assumption	N	See Assumption	N	See Assumption
	3 - Is the site within or directly connected by road to an AQMA?	N	See Assumption	N	See Assumption	N	See Assumption
8. To minimise water and increase the recycling and reuse of waste materials	1 - Will it reduce household and/ or commercial waste?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Will it increase waste recovery and recycling?	N	See Assumption	N	See Assumption	N	See Assumption
	3 - Will it reduce the proportion of waste sent to landfill?	N	See Assumption	N	See Assumption	N	See Assumption
9. To reduce and manage flood risk and surface water run off	1 - Is the site located outside an area of risk from flooding?	--	See Assumption	--	See Assumption	--	See Assumption
	2 - Will there be opportunity for flood risk reduction?	?	See Assumption	?	See Assumption	?	See Assumption
10. To reduce and manage the impacts of climate change and the Districts contribution to the causes	1 - Will it reduce the causes of climate change?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Will it encourage the prudent use of energy?	N	See Assumption	N	See Assumption	N	See Assumption
	3 - Will it provide opportunities for additional renewable energy generation capacity within the District?	N	See Assumption	N	See Assumption	N	See Assumption
11. To promote biodiversity protection, enhancement and management of species and habitats	1 - Will it conserve protected/ priority species?	-	See Assumption	-	See Assumption	-	See Assumption
	2 - Will it conserve protected/ priority habitats and local nature conservation sites?	-	See Assumption	-	See Assumption	-	See Assumption
	3 - Will it protect statutory designated sites?	N	See Assumption	N	See Assumption	N	See Assumption
	4 - Will it encourage ecological connectivity (including green corridors and water courses)?	-	See Assumption	-	See Assumption	N	See Assumption
12. To ensure the protection and enhancement of the historic environment and its setting	1 - Will it preserve and enhance buildings and structures and their settings and contribute to the Districts heritage?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Will it preserve and enhance conservation areas including their setting?	N	See Assumption	N	See Assumption	N	See Assumption
	3 - Will it offer opportunities to bring heritage assets back into active use?	?	See Assumption	?	See Assumption	?	See Assumption
13. Protect, enhance and manage the character and quality of the landscape and townscape	1 - Will it achieve high quality and sustainable design for buildings, spaces, and the public realm sensitive to the locality?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Does it value and protect diverse and locally distinctive settlement and townscape character?	?	See Assumption	?	See Assumption	?	See Assumption
	3 - Does it safe guard historic views and valuable skylines and settlements?	?	See Assumption	?	See Assumption	?	See Assumption
	4 - Is the site within a main settlement or a key rural settlement?	++	See Assumption	++	See Assumption	++	See Assumption
	5 - Is the site within close proximity to key services (eg schools, food shops, public transport, health centres etc)?	+	See Assumption	+	See Assumption	+	See Assumption
	6 - Does it respect and protect existing landscape character?	-	See Assumption	-	See Assumption	-	See Assumption
14. To increase opportunities for non-car travel and reduce the need for travel	1 - Does the site location encourage the use of existing or provide sustainable modes of travel?	++	See Assumption	++	See Assumption	++	See Assumption
	2 - Will it reduce the overall impact on traffic sensitive areas?	?	See Assumption	?	See Assumption	?	See Assumption
	3 - Will it help develop walking, cycling, rail and bus networks to enable residents access to employment, services and facilities?	?	See Assumption	?	See Assumption	?	See Assumption

		Site reference	Comment	Site reference	Comment	Site reference	Comment
		213		344		55	
SA Objective	Questions						
1. To provide housing that meet the needs of all of our existing and future residents	1 - Will the site deliver affordable housing?	++	See Assumption	++	See Assumption	++	See Assumption
	2 - Will the site use previously developed land or building?	-	See Assumption	--	See Assumption	--	See Assumption
	3 - Will it give a high housing yield?	N	See Assumption	N	See Assumption	N	See Assumption
	4 - Will the site meet local need?	++	See Assumption	++	See Assumption	++	See Assumption
	5 - Will the site meet cross boundary and or/ neighbouring needs?	++	See Assumption	++	See Assumption	++	See Assumption
2. To promote safe communities and reduce fear of crime	1 - Will it reduce crime through design measures?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Will it contribute to a safe built environment?	N	See Assumption	N	See Assumption	N	See Assumption
3. Improve access to health facilities and promote wellbeing	1 - Will it improve accessibility to health care for existing residents (including older residents) and provide additional facilities for new residents?	+?	See Assumption	+?	See Assumption	+?	See Assumption
	2 - Will it support wellbeing including opportunities for recreational/ physical activity?	+	See Assumption	++	See Assumption	+	See Assumption
	3 - Will it provide new accessible green space?	-?	See Assumption	-?	See Assumption	-?	See Assumption
4. Maximise the use of previously developed land/ buildings and encourage the efficient use of land	1 - Will it result in the loss of land that has not been previously developed?	-	See Assumption	--	See Assumption	--	See Assumption
	2 - Is the site capable of supporting higher density development and/ or a mix of uses?	N	See assumption	N	See assumption	N	See assumption
	3 - Does the site allow for the re-use of existing buildings?	+?	See assumption	N	See assumption	N	See assumption
	4 - Will it reduce the amount of derelict, degraded and underused land within the District?	N	See assumption	N	See assumption	N	See assumption
5. To improve educational attainment of the working age population	Will it reduce the number of working age residents who have no, or lower qualifications?	N	See assumption	N	See assumption	N	See assumption
6. To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	1 - Will it encourage higher skilled economic sectors in the District?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Will it encourage new employment that is consistent with local needs?	N	See Assumption	N	See Assumption	N	See Assumption
	3 - Will it encourage the growth of existing businesses?	N	See Assumption	N	See Assumption	N	See Assumption
	4 - Will it encourage small businesses to grow?	N	See Assumption	N	See Assumption	N	See Assumption
7. To reduce water and air pollution	1 - Which Source Protection Zone does the development fall within?	-	See Assumption	-	See Assumption	-	See Assumption
	2 - Does the site fall within the River Mease SAC?	N	See Assumption	N	See Assumption	N	See Assumption
	3 - Is the site within or directly connected by road to an AQMA?	N	See Assumption	N	See Assumption	N	See Assumption
8. To minimise water and increase the recycling and reuse of waste materials	1 - Will it reduce household and/ or commercial waste?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Will it increase waste recovery and recycling?	N	See Assumption	N	See Assumption	N	See Assumption
	3 - Will it reduce the proportion of waste sent to landfill?	N	See Assumption	N	See Assumption	N	See Assumption
9. To reduce and manage flood risk and surface water run off	1 - Is the site located outside an area of risk from flooding?	--	See Assumption	--	See Assumption	--	See Assumption
	2 - Will there be opportunity for flood risk reduction?	?	See Assumption	?	See Assumption	?	See Assumption
10. To reduce and manage the impacts of climate change and the Districts contribution to the causes	1 - Will it reduce the causes of climate change?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Will it encourage the prudent use of energy?	N	See Assumption	N	See Assumption	N	See Assumption
	3 - Will it provide opportunities for additional renewable energy generation capacity within the District?	N	See Assumption	N	See Assumption	N	See Assumption
11. To promote biodiversity protection, enhancement and management of species and habitats	1 - Will it conserve protected/ priority species?	-	See Assumption	-	See Assumption	--	See Assumption
	2 - Will it conserve protected/ priority habitats and local nature conservation sites?	-	See Assumption	-	See Assumption	-	See Assumption
	3 - Will it protect statutory designated sites?	N	See Assumption	N	See Assumption	N	See Assumption
	4 - Will it encourage ecological connectivity (including green corridors and water courses)?	-	See Assumption	N	See Assumption	-	See Assumption
12. To ensure the protection and enhancement of the historic environment and its setting	1 - Will it preserve and enhance buildings and structures and their settings and contribute to the Districts heritage?	N	See Assumption	-	See Assumption	-	See Assumption
	2 - Will it preserve and enhance conservation areas including their setting?	N	See Assumption	N	See Assumption	N	See Assumption
	3 - Will it offer opportunities to bring heritage assets back into active use?	?	See Assumption	?	See Assumption	?	See Assumption
13. Protect, enhance and manage the character and quality of the landscape and townscape	1 - Will it achieve high quality and sustainable design for buildings, spaces, and the public realm sensitive to the locality?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Does it value and protect diverse and locally distinctive settlement and townscape character?	?	See Assumption	?	See Assumption	?	See Assumption
	3 - Does it safe guard historic views and valuable skylines and settlements?	?	See Assumption	?	See Assumption	?	See Assumption
	4 - Is the site within a main settlement or a key rural settlement?	++	See Assumption	++	See Assumption	++	See Assumption
	5 - Is the site within close proximity to key services (eg schools, food shops, public transport, health centres etc)?	+	See Assumption	+	See Assumption	+	See Assumption
	6 - Does it respect and protect existing landscape character?	-	See Assumption	-	See Assumption	-	See Assumption
14. To increase opportunities for non-car travel and reduce the need for travel	1 - Does the site location encourage the use of existing or provide sustainable modes of travel?	++	See Assumption	++	See Assumption	++	See Assumption
	2 - Will it reduce the overall impact on traffic sensitive areas?	?	See Assumption	?	See Assumption	?	See Assumption
	3 - Will it help develop walking, cycling, rail and bus networks to enable residents access to employment, services and facilities?	?	See Assumption	?	See Assumption	?	See Assumption

SA Objective	Questions	Site reference	Comment	Site reference	Comment	Site reference	Comment
		316		234		142	
1. To provide housing that meet the needs of all of our existing and future residents	1 - Will the site deliver affordable housing?	++	See Assumption	++	See Assumption	-	See Assumption
	2 - Will the site use previously developed land or building?	-	See Assumption	++	See Assumption	++	See Assumption
	3 - Will it give a high housing yield?	N	See Assumption	N	See Assumption	N	See Assumption
	4 - Will the site meet local need?	++	See Assumption	++	See Assumption	++	See Assumption
	5 - Will the site meet cross boundary and or/ neighbouring needs?	++	See Assumption	++	See Assumption	++	See Assumption
2. To promote safe communities and reduce fear of crime	1 - Will it reduce crime through design measures?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Will it contribute to a safe built environment?	N	See Assumption	N	See Assumption	N	See Assumption
3. Improve access to health facilities and promote wellbeing	1 - Will it improve accessibility to health care for existing residents (including older residents) and provide additional facilities for new residents?	+?	See Assumption	+?	See Assumption	+?	See Assumption
	2 - Will it support wellbeing including opportunities for recreational/ physical activity?	++	See Assumption	++	See Assumption	++	See Assumption
	3 - Will it provide new accessible green space?	-?	See Assumption	+?	See Assumption	+?	See Assumption
4. Maximise the use of previously developed land/ buildings and encourage the efficient use of land	1 - Will it result in the loss of land that has not been previously developed?	-	See Assumption	++	See Assumption	++	See Assumption
	2 - Is the site capable of supporting higher density development and/ or a mix of uses?	N	See assumption	N	See assumption	N	See assumption
	3 - Does the site allow for the re-use of existing buildings?	N	See assumption	+?	See assumption	+?	See assumption
	4 - Will it reduce the amount of derelict, degraded and underused land within the District?	N	See assumption	N	See assumption	N	See assumption
5. To improve educational attainment of the working age population	Will it reduce the number of working age residents who have no, or lower qualifications?	N	See assumption	N	See assumption	N	See assumption
6. To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	1 - Will it encourage higher skilled economic sectors in the District?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Will it encourage new employment that is consistent with local needs?	N	See Assumption	N	See Assumption	N	See Assumption
	3 - Will it encourage the growth of existing businesses?	N	See Assumption	N	See Assumption	N	See Assumption
	4 - Will it encourage small businesses to grow?	N	See Assumption	N	See Assumption	N	See Assumption
7. To reduce water and air pollution	1 - Which Source Protection Zone does the development fall within?	-	See Assumption	-	See Assumption	-	See Assumption
	2 - Does the site fall within the River Mease SAC?	N	See Assumption	N	See Assumption	N	See Assumption
	3 - Is the site within or directly connected by road to an AQMA?	N	See Assumption	N	See Assumption	N	See Assumption
8. To minimise water and increase the recycling and reuse of waste materials	1 - Will it reduce household and/ or commercial waste?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Will it increase waste recovery and recycling?	N	See Assumption	+	See Assumption	+	See Assumption
	3 - Will it reduce the proportion of waste sent to landfill?	N	See Assumption	+	See Assumption	+	See Assumption
9. To reduce and manage flood risk and surface water run off	1 - Is the site located outside an area of risk from flooding?	-	See Assumption	N	See Assumption	N	See Assumption
	2 - Will there be opportunity for flood risk reduction?	?	See Assumption	?	See Assumption	?	See Assumption
10. To reduce and manage the impacts of climate change and the Districts contribution to the causes	1 - Will it reduce the causes of climate change?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Will it encourage the prudent use of energy?	N	See Assumption	N	See Assumption	N	See Assumption
	3 - Will it provide opportunities for additional renewable energy generation capacity within the District?	N	See Assumption	N	See Assumption	N	See Assumption
11. To promote biodiversity protection, enhancement and management of species and habitats	1 - Will it conserve protected/ priority species?	-	See Assumption	-	See Assumption	-	See Assumption
	2 - Will it conserve protected/ priority habitats and local nature conservation sites?	-	See Assumption	N	See Assumption	N	See Assumption
	3 - Will it protect statutory designated sites?	N	See Assumption	N	See Assumption	N	See Assumption
	4 - Will it encourage ecological connectivity (including green corridors and water courses)?	N	See Assumption	N	See Assumption	N	See Assumption
12. To ensure the protection and enhancement of the historic environment and its setting	1 - Will it preserve and enhance buildings and structures and their settings and contribute to the Districts heritage?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Will it preserve and enhance conservation areas including their setting?	N	See Assumption	N	See Assumption	N	See Assumption
	3 - Will it offer opportunities to bring heritage assets back into active use?	N	See Assumption	N	See Assumption	N	See Assumption
13. Protect, enhance and manage the character and quality of the landscape and townscape	1 - Will it achieve high quality and sustainable design for buildings, spaces, and the public realm sensitive to the locality?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Does it value and protect diverse and locally distinctive settlement and townscape character?	?	See Assumption	?	See Assumption	?	See Assumption
	3 - Does it safe guard historic views and valuable skylines and settlements?	?	See Assumption	?	See Assumption	?	See Assumption
	4 - Is the site within a main settlement or a key rural settlement?	++	See Assumption	++	See Assumption	++	See Assumption
	5 - Is the site within close proximity to key services (eg schools, food shops, public transport, health centres etc)?	+	See Assumption	+	See Assumption	+	See Assumption
	6 - Does it respect and protect existing landscape character?	-	See Assumption	-	See Assumption	-	See Assumption
14. To increase opportunities for non-car travel and reduce the need for travel	1 - Does the site location encourage the use of existing or provide sustainable modes of travel?	++	See Assumption	++	See Assumption	++	See Assumption
	2 - Will it reduce the overall impact on traffic sensitive areas?	?	See Assumption	?	See Assumption	++	See Assumption
	3 - Will it help develop walking, cycling, rail and bus networks to enable residents access to employment, services and facilities?	?	See Assumption	?	See Assumption	?	See Assumption

		Site reference	Comment	Site reference	Comment	Site reference	Comment
		116		178		91	
SA Objective	Questions						
1. To provide housing that meet the needs of all of our existing and future residents	1 - Will the site deliver affordable housing?	-	See Assumption	++	See Assumption	++	See Assumption
	2 - Will the site use previously developed land or building?	-	See Assumption	++	See Assumption	++	See Assumption
	3 - Will it give a high housing yield?	N	See Assumption	N	See Assumption	N	See Assumption
	4 - Will the site meet local need?	++	See Assumption	++	See Assumption	++	See Assumption
	5 - Will the site meet cross boundary and or/ neighbouring needs?	++	See Assumption	++	See Assumption	++	See Assumption
2. To promote safe communities and reduce fear of crime	1 - Will it reduce crime through design measures?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Will it contribute to a safe built environment?	N	See Assumption	N	See Assumption	N	See Assumption
3. Improve access to health facilities and promote wellbeing	1 - Will it improve accessibility to health care for existing residents (including older residents) and provide additional facilities for new residents?	+?	See Assumption	+?	See Assumption	+?	See Assumption
	2 - Will it support wellbeing including opportunities for recreational/ physical activity?	++	See Assumption	++	See Assumption	++	See Assumption
	3 - Will it provide new accessible green space?	-?	See Assumption	+?	See Assumption	-?	See Assumption
4. Maximise the use of previously developed land/ buildings and encourage the efficient use of land	1 - Will it result in the loss of land that has not been previously developed?	-	See Assumption	++	See Assumption	++	See Assumption
	2 - Is the site capable of supporting higher density development and/ or a mix of uses?	N	See assumption	N	See assumption	N	See assumption
	3 - Does the site allow for the re-use of existing buildings?	N	See assumption	+?	See assumption	+?	See assumption
	4 - Will it reduce the amount of derelict, degraded and underused land within the District?	N	See assumption	N	See assumption	N	See assumption
5. To improve educational attainment of the working age population	Will it reduce the number of working age residents who have no, or lower qualifications?	N	See assumption	N	See assumption	N	See assumption
6. To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	1 - Will it encourage higher skilled economic sectors in the District?	N	See Assumption	-	See Assumption	-	See Assumption
	2 - Will it encourage new employment that is consistent with local needs?	N	See Assumption	-	See Assumption	-	See Assumption
	3 - Will it encourage the growth of existing businesses?	N	See Assumption	-	See Assumption	-	See Assumption
	4 - Will it encourage small businesses to grow?	N	See Assumption	-	See Assumption	-	See Assumption
7. To reduce water and air pollution	1 - Which Source Protection Zone does the development fall within?	-	See Assumption	-	See Assumption	-	See Assumption
	2 - Does the site fall within the River Mease SAC?	N	See Assumption	N	See Assumption	N	See Assumption
	3 - Is the site within or directly connected by road to an AQMA?	N	See Assumption	N	See Assumption	N	See Assumption
8. To minimise water and increase the recycling and reuse of waste materials	1 - Will it reduce household and/ or commercial waste?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Will it increase waste recovery and recycling?	+	See Assumption	+	See Assumption	+	See Assumption
	3 - Will it reduce the proportion of waste sent to landfill?	+	See Assumption	+	See Assumption	+	See Assumption
9. To reduce and manage flood risk and surface water run off	1 - Is the site located outside an area of risk from flooding?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Will there be opportunity for flood risk reduction?	?	See Assumption	?	See Assumption	?	See Assumption
10. To reduce and manage the impacts of climate change and the Districts contribution to the causes	1 - Will it reduce the causes of climate change?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Will it encourage the prudent use of energy?	N	See Assumption	N	See Assumption	N	See Assumption
	3 - Will it provide opportunities for additional renewable energy generation capacity within the District?	N	See Assumption	N	See Assumption	N	See Assumption
11. To promote biodiversity protection, enhancement and management of species and habitats	1 - Will it conserve protected/ priority species?	-	See Assumption	-	See Assumption	-	See Assumption
	2 - Will it conserve protected/ priority habitats and local nature conservation sites?	N	See Assumption	N	See Assumption	N	See Assumption
	3 - Will it protect statutory designated sites?	N	See Assumption	N	See Assumption	N	See Assumption
	4 - Will it encourage ecological connectivity (including green corridors and water courses)?	N	See Assumption	N	See Assumption	N	See Assumption
12. To ensure the protection and enhancement of the historic environment and its setting	1 - Will it preserve and enhance buildings and structures and their settings and contribute to the Districts heritage?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Will it preserve and enhance conservation areas including their setting?	N	See Assumption	N	See Assumption	N	See Assumption
	3 - Will it offer opportunities to bring heritage assets back into active use?	N	See Assumption	N	See Assumption	N	See Assumption
13. Protect, enhance and manage the character and quality of the landscape and townscape	1 - Will it achieve high quality and sustainable design for buildings, spaces, and the public realm sensitive to the locality?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Does it value and protect diverse and locally distinctive settlement and townscape character?	?	See Assumption	?	See Assumption	?	See Assumption
	3 - Does it safe guard historic views and valuable skylines and settlements?	?	See Assumption	?	See Assumption	?	See Assumption
	4 - Is the site within a main settlement or a key rural settlement?	++	See Assumption	++	See Assumption	++	See Assumption
	5 - Is the site within close proximity to key services (eg schools, food shops, public transport, health centres etc)?	+	See Assumption	+	See Assumption	+	See Assumption
	6 - Does it respect and protect existing landscape character?	-	See Assumption	-	See Assumption	-	See Assumption
14. To increase opportunities for non-car travel and reduce the need for travel	1 - Does the site location encourage the use of existing or provide sustainable modes of travel?	++	See Assumption	++	See Assumption	++	See Assumption
	2 - Will it reduce the overall impact on traffic sensitive areas?	++	See Assumption	?	See Assumption	?	See Assumption
	3 - Will it help develop walking, cycling, rail and bus networks to enable residents access to employment, services and facilities?	?	See Assumption	?	See Assumption	?	See Assumption

		Site reference	Comment	Site reference	Comment	Site reference	Comment
		180		200, 10		202, 16	
SA Objective	Questions						
1. To provide housing that meet the needs of all of our existing and future residents	1 - Will the site deliver affordable housing?	N	See Assumption	N	See Assumption	++	See Assumption
	2 - Will the site use previously developed land or building?	++	See Assumption	-	See Assumption	-	See Assumption
	3 - Will it give a high housing yield?	N	See Assumption	N	See Assumption	N	See Assumption
	4 - Will the site meet local need?	++	See Assumption	++	See Assumption	++	See Assumption
	5 - Will the site meet cross boundary and or/ neighbouring needs?	++	See Assumption	++	See Assumption	++	See Assumption
2. To promote safe communities and reduce fear of crime	1 - Will it reduce crime through design measures?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Will it contribute to a safe built environment?	N	See Assumption	N	See Assumption	N	See Assumption
3. Improve access to health facilities and promote wellbeing	1 - Will it improve accessibility to health care for existing residents (including older residents) and provide additional facilities for new residents?	+?	See Assumption	+?	See Assumption	+?	See Assumption
	2 - Will it support wellbeing including opportunities for recreational/ physical activity?	++	See Assumption	++	See Assumption	++	See Assumption
	3 - Will it provide new accessible green space?	+?	See Assumption	-?	See Assumption	-?	See Assumption
4. Maximise the use of previously developed land/ buildings and encourage the efficient use of land	1 - Will it result in the loss of land that has not been previously developed?	++	See Assumption	-	See Assumption	-	See Assumption
	2 - Is the site capable of supporting higher density development and/ or a mix of uses?	N	See assumption	N	See assumption	N	See assumption
	3 - Does the site allow for the re-use of existing buildings?	+?	See assumption	+?	See assumption	+?	See assumption
	4 - Will it reduce the amount of derelict, degraded and underused land within the District?	N	See assumption	N	See assumption	N	See assumption
5. To improve educational attainment of the working age population	Will it reduce the number of working age residents who have no, or lower qualifications?	N	See assumption	N	See assumption	N	See assumption
6. To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	1 - Will it encourage higher skilled economic sectors in the District?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Will it encourage new employment that is consistent with local needs?	N	See Assumption	N	See Assumption	N	See Assumption
	3 - Will it encourage the growth of existing businesses?	N	See Assumption	N	See Assumption	N	See Assumption
	4 - Will it encourage small businesses to grow?	N	See Assumption	N	See Assumption	N	See Assumption
7. To reduce water and air pollution	1 - Which Source Protection Zone does the development fall within?	-	See Assumption	-	See Assumption	-	See Assumption
	2 - Does the site fall within the River Mease SAC?	N	See Assumption	N	See Assumption	N	See Assumption
	3 - Is the site within or directly connected by road to an AQMA?	N	See Assumption	N	See Assumption	N	See Assumption
8. To minimise water and increase the recycling and reuse of waste materials	1 - Will it reduce household and/ or commercial waste?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Will it increase waste recovery and recycling?	+	See Assumption	N	See Assumption	N	See Assumption
	3 - Will it reduce the proportion of waste sent to landfill?	+	See Assumption	N	See Assumption	N	See Assumption
9. To reduce and manage flood risk and surface water run off	1 - Is the site located outside an area of risk from flooding?	N	See Assumption	-	See Assumption	-	See Assumption
	2 - Will there be opportunity for flood risk reduction?	?	See Assumption	?	See Assumption	?	See Assumption
10. To reduce and manage the impacts of climate change and the Districts contribution to the causes	1 - Will it reduce the causes of climate change?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Will it encourage the prudent use of energy?	N	See Assumption	N	See Assumption	N	See Assumption
	3 - Will it provide opportunities for additional renewable energy generation capacity within the District?	N	See Assumption	N	See Assumption	N	See Assumption
11. To promote biodiversity protection, enhancement and management of species and habitats	1 - Will it conserve protected/ priority species?	-	See Assumption	-	See Assumption	-	See Assumption
	2 - Will it conserve protected/ priority habitats and local nature conservation sites?	N	See Assumption	-	See Assumption	-	See Assumption
	3 - Will it protect statutory designated sites?	N	See Assumption	N	See Assumption	N	See Assumption
	4 - Will it encourage ecological connectivity (including green corridors and water courses)?	N	See Assumption	-	See Assumption	-	See Assumption
12. To ensure the protection and enhancement of the historic environment and its setting	1 - Will it preserve and enhance buildings and structures and their settings and contribute to the Districts heritage?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Will it preserve and enhance conservation areas including their setting?	N	See Assumption	N	See Assumption	N	See Assumption
	3 - Will it offer opportunities to bring heritage assets back into active use?	N	See Assumption	N	See Assumption	N	See Assumption
13. Protect, enhance and manage the character and quality of the landscape and townscape	1 - Will it achieve high quality and sustainable design for buildings, spaces, and the public realm sensitive to the locality?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Does it value and protect diverse and locally distinctive settlement and townscape character?	?	See Assumption	?	See Assumption	?	See Assumption
	3 - Does it safe guard historic views and valuable skylines and settlements?	?	See Assumption	?	See Assumption	?	See Assumption
	4 - Is the site within a main settlement or a key rural settlement?	++	See Assumption	++	See Assumption	++	See Assumption
	5 - Is the site within close proximity to key services (eg schools, food shops, public transport, health centres etc)?	+	See Assumption	+	See Assumption	+	See Assumption
	6 - Does it respect and protect existing landscape character?	-	See Assumption	-	See Assumption	-	See Assumption
14. To increase opportunities for non-car travel and reduce the need for travel	1 - Does the site location encourage the use of existing or provide sustainable modes of travel?	++	See Assumption	++	See Assumption	++	See Assumption
	2 - Will it reduce the overall impact on traffic sensitive areas?	++	See Assumption	++	See Assumption	++	See Assumption
	3 - Will it help develop walking, cycling, rail and bus networks to enable residents access to employment, services and facilities?	?	See Assumption	?	See Assumption	?	See Assumption

Alrewas

		Site reference	Comment	Site reference	Comment	Site reference	Comment
		18		190		342	
<b>SA Objective</b>	<b>Questions</b>						
1. To provide housing that meet the needs of all of our existing and future residents	1 - Will the site deliver affordable housing?	++	See Assumption	++		++	
	2 - Will the site use previously developed land or building?	++	See Assumption	--		-	
	3 - Will it give a high housing yield?	N	See Assumption	N		N	
	4 - Will the site meet local need?	++	See Assumption	++	See Assumption	++	See Assumption
	5 - Will the site meet cross boundary and or/ neighbouring needs?	++	See Assumption	++	See Assumption	++	See Assumption
2. To promote safe communities and reduce fear of crime	1 - Will it reduce crime through design measures?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Will it contribute to a safe built environment?	N	See Assumption	N	See Assumption	N	See Assumption
3. Improve access to health facilities and promote wellbeing	1 - Will it improve accessibility to health care for existing residents (including older residents) and provide additional facilities for new residents?	+?	See Assumption	+?	See Assumption	+?	See Assumption
	2 - Will it support wellbeing including opportunities for recreational/ physical activity?	++		++		++	
	3 - Will it provide new accessible green space?	+?		-?		-?	
4. Maximise the use of previously developed land/ buildings and encourage the efficient use of land	1 - Will it result in the loss of land that has not been previously developed?	++		--		-	
	2 - Is the site capable of supporting higher density development and/ or a mix of uses?	N	See assumption	N	See assumption	N	See assumption
	3 - Does the site allow for the re-use of existing buildings?	+?		N		+?	
	4 - Will it reduce the amount of derelict, degraded and underused land within the District?	N		N		N	
5. To improve educational attainment of the working age population	Will it reduce the number of working age residents who have no, or lower qualifications?	N	See assumption	N	See assumption	N	See assumption
6. To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	1 - Will it encourage higher skilled economic sectors in the District?	N	See assumption	N	See assumption	N	See assumption
	2 - Will it encourage new employment that is consistent with local needs?	N	See assumption	N	See assumption	N	See assumption
	3 - Will it encourage the growth of existing businesses?	N	See assumption	N	See assumption	N	See assumption
	4 - Will it encourage small businesses to grow?	N	See assumption	N	See assumption	N	See assumption
7. To reduce water and air pollution	1 - Which Source Protection Zone does the development fall within?	N	See assumption	N	See assumption	N	See assumption
	2 - Does the site fall within the River Mease SAC?	N	See assumption	N	See assumption	N	See assumption
	3 - Is the site within or directly connected by road to an AQMA?	N	See assumption	N	See assumption	N	See assumption
8. To minimise water and increase the recycling and reuse of waste materials	1 - Will it reduce household and/ or commercial waste?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Will it increase waste recovery and recycling?	+		N		N	
	3 - Will it reduce the proportion of waste sent to landfill?	+		N		N	
9. To reduce and manage flood risk and surface water run off	1 - Is the site located outside an area of risk from flooding?	N		--		--	
	2 - Will there be opportunity for flood risk reduction?	?	See Assumption	?	See Assumption	?	See Assumption

		Site reference	Comment	Site reference	Comment	Site reference	Comment
		18		190		342	
SA Objective	Questions						
10. To reduce and manage the impacts of climate change and the Districts contribution to the causes	1 - Will it reduce the causes of climate change?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Will it encourage the prudent use of energy?	N	See Assumption	N	See Assumption	N	See Assumption
	3 - Will it provide opportunities for additional renewable energy generation capacity within the District?	N	See Assumption	N	See Assumption	N	See Assumption
11. To promote biodiversity protection, enhancement and management of species and habitats	1 - Will it conserve protected/ priority species?	-		-		-	
	2 - Will it conserve protected/ priority habitats and local nature conservation sites?	-		-		-	
	3 - Will it protect statutory designated sites?	N		N		N	
	4 - Will it encourage ecological connectivity (including green corridors and water courses)?	N		N		N	
12. To ensure the protection and enhancement of the historic environment and its setting	1 - Will it preserve and enhance buildings and structures and their settings and contribute to the Districts heritage?	N		-		-	
	2 - Will it preserve and enhance conservation areas including their setting?	N		-	Part of the site within the conservation area	-	Site in conservation area
	3 - Will it offer opportunities to bring heritage assets back into active use?	N		N		N	
13. Protect, enhance and manage the character and quality of the landscape and townscape	1 - Will it achieve high quality and sustainable design for buildings, spaces, and the public realm sensitive to the locality?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Does it value and protect diverse and locally distinctive settlement and townscape character?	?		?		?	
	3 - Does it safe guard historic views and valuable skylines and settlements?	?		?		?	
	4 - Is the site within a main settlement or a key rural settlement?	+		+		+	
	5 - Is the site within close proximity to key services (eg schools, food shops, public transport, health centres etc)?	++		++		++	
	6 - Does it respect and protect existing landscape character?	N		-	Landscape maintenance	-	Landscape maintenance
14. To increase opportunities for non-car travel and reduce the need for travel	1 - Does the site location encourage the use of existing or provide sustainable modes of travel?	+		+		+	
	2 - Will it reduce the overall impact on traffic sensitive areas?	++		?		++	
	3 - Will it help develop walking, cycling, rail and bus networks to enable residents access to employment, services and facilities?	?	See Assumption	?	See Assumption	?	See Assumption



## Armitage with Handsacre

SA Objective	Questions	Site reference	Comment	Site reference	Comment	Site reference	Comment
		292 800	other rual	131 72	other rual	244 33	other rual
1. To provide housing that meet the needs of all of our existing and future residents	1 - Will the site deliver affordable housing?	++		++		++	
	2 - Will the site use previously developed land or building?	++		--		--	
	3 - Will it give a high housing yield?	N		N		N	
	4 - Will the site meet local need?	++		++		++	
	5 - Will the site meet cross boundary and or/ neighbouring needs?	++		++		++	
2. To promote safe communities and reduce fear of crime	1 - Will it reduce crime through design measures?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Will it contribute to a safe built environment?	N	See Assumption	N	See Assumption	N	See Assumption
3. Improve access to health facilities and promote wellbeing	1 - Will it improve accessibility to health care for existing residents (including older residents) and provide additional facilities for new residents?	+?		+?		+?	
	2 - Will it support wellbeing including opportunities for recreational/ physical activity?	++		++		++	
	3 - Will it provide new accessible green space?	+?		-?		-?	
4. Maximise the use of previously developed land/ buildings and encourage the efficient use of land	1 - Will it result in the loss of land that has not been previously developed?	++		--		--	
	2 - Is the site capable of supporting higher density development and/ or a mix of uses?	N	See assumption	N	See assumption	N	See assumption
	3 - Does the site allow for the re-use of existing buildings?	+?		N		N	
	4 - Will it reduce the amount of derelict, degraded and underused land within the District?	++		N		N	
5. To improve educational attainment of the working age population	Will it reduce the number of working age residents who have no, or lower qualifications?	N	See assumption	N	See assumption	N	See assumption
6. To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	1 - Will it encourage higher skilled economic sectors in the District?	N		N		N	
	2 - Will it encourage new employment that is consistent with local needs?	N		N		N	
	3 - Will it encourage the growth of existing businesses?	N		N		N	
	4 - Will it encourage small businesses to grow?	N		N		N	
7. To reduce water and air pollution	1 - Which Source Protection Zone does the development fall within?	N		N		N	
	2 - Does the site fall within the River Mease SAC?	N		N		N	
	3 - Is the site within or directly connected by road to an AQMA?	N		N		N	
8. To minimise water and increase the recycling and reuse of waste materials	1 - Will it reduce household and/ or commercial waste?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Will it increase waste recovery and recycling?	+		N		N	
	3 - Will it reduce the proportion of waste sent to landfill?	+		N		N	
9. To reduce and manage flood risk and surface water run off	1 - Is the site located outside an area of risk from flooding?	--		-		-	
	2 - Will there be opportunity for flood risk reduction?	?	See Assumption	?	See Assumption	?	See Assumption
10. To reduce and manage the impacts of climate change and the Districts contribution to the causes	1 - Will it reduce the causes of climate change?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Will it encourage the prudent use of energy?	N	See Assumption	N	See Assumption	N	See Assumption
	3 - Will it provide opportunities for additional renewable energy generation capacity within the District?	N	See Assumption	N	See Assumption	N	See Assumption
11. To promote biodiversity protection, enhancement and management of species and habitats	1 - Will it conserve protected/ priority species?	--		--		--	
	2 - Will it conserve protected/ priority habitats and local nature conservation sites?	-		-		-	
	3 - Will it protect statutory designated sites?	N		N		-	site in conservation area
	4 - Will it encourage ecological connectivity (including green corridors and water courses)?	-		-		-	
12. To ensure the protection and enhancement of the historic environment and its setting	1 - Will it preserve and enhance buildings and structures and their settings and contribute to the Districts heritage?	N		N		-	
	2 - Will it preserve and enhance conservation areas including their setting?	N		N		-	site in conservation area
	3 - Will it offer opportunities to bring heritage assets back into active use?	N		N		?	
	1 - Will it achieve high quality and sustainable design for buildings, spaces, and the public realm sensitive to the locality?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Does it value and protect diverse and locally distinctive settlement and townscape character?	?		?		?	
	3 - Does it safe guard historic views and valuable skylines and settlements?	?		?		?	

SA Objective	Questions	Site reference	Comment	Site reference	Comment	Site reference	Comment
		292	other rural	131	other rural	244	other rural
		800		72		33	
13. Protect, enhance and manage the character and quality of the landscape and townscape	4 - Is the site within a main settlement or a key rural settlement?	+		+		+	
	5 - Is the site within close proximity to key services (eg schools, food shops, public transport, health centres etc)?	+		+		+	
	6 - Does it respect and protect existing landscape character?	--		--		--	
14. To increase opportunities for non-car travel and reduce the need for travel	1 - Does the site location encourage the use of existing or provide sustainable modes of	+		+		+	
	2 - Will it reduce the overall impact on traffic sensitive areas?	?		?		?	
	3 - Will it help develop walking, cycling, rail and bus networks to enable residents access to employment, services and facilities?	?	See Assumption	?	See Assumption	?	See Assumption

		Site reference	Comment	Site reference	Comment	Site reference	Comment
SA Objective	Questions	198		127		185	
		36		21		227	
1. To provide housing that meet the needs of all of our existing and future residents	1 - Will the site deliver affordable housing?	++		++		++	
	2 - Will the site use previously developed land or building?	--		--		--	
	3 - Will it give a high housing yield?	N		N		N	
	4 - Will the site meet local need?	++		++		++	
	5 - Will the site meet cross boundary and or/ neighbouring needs?	++		++		++	
2. To promote safe communities and reduce fear of crime	1 - Will it reduce crime through design measures?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Will it contribute to a safe built environment?	N	See Assumption	N	See Assumption	N	See Assumption
3. Improve access to health facilities and promote wellbeing	1 - Will it improve accessibility to health care for existing residents (including older residents) and provide additional facilities for new residents?	+?		+?		+?	
	2 - Will it support wellbeing including opportunities for recreational/ physical activity?	++		+		++	
	3 - Will it provide new accessible green space?	-?		-?		-?	
4. Maximise the use of previously developed land/ buildings and encourage the efficient use of land	1 - Will it result in the loss of land that has not been previously developed?	--		--		--	
	2 - Is the site capable of supporting higher density development and/ or a mix of uses?	N	See assumption	N	See assumption	N	See assumption
	3 - Does the site allow for the re-use of existing buildings?	N		N		N	
	4 - Will it reduce the amount of derelict, degraded and underused land within the District?	N		N		N	
5. To improve educational attainment of the working age population	Will it reduce the number of working age residents who have no, or lower qualifications?	N	See assumption	N	See assumption	N	See assumption
6. To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	1 - Will it encourage higher skilled economic sectors in the District?	N		N		N	
	2 - Will it encourage new employment that is consistent with local needs?	N		N		N	
	3 - Will it encourage the growth of existing businesses?	N		N		N	
	4 - Will it encourage small businesses to grow?	N		N		N	
7. To reduce water and air pollution	1 - Which Source Protection Zone does the development fall within?	N		N		N	
	2 - Does the site fall within the River Mease SAC?	N		N		N	
	3 - Is the site within or directly connected by road to an AQMA?	N		N		N	
8. To minimise water and increase the recycling and reuse of waste materials	1 - Will it reduce household and/ or commercial waste?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Will it increase waste recovery and recycling?	N		N		N	
	3 - Will it reduce the proportion of waste sent to landfill?	N		N		N	
9. To reduce and manage flood risk and surface water run off	1 - Is the site located outside an area of risk from flooding?	-		-		-	
	2 - Will there be opportunity for flood risk reduction?	?	See Assumption	?	See Assumption	?	See Assumption
10. To reduce and manage the impacts of climate change and the Districts contribution to the causes	1 - Will it reduce the causes of climate change?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Will it encourage the prudent use of energy?	N	See Assumption	N	See Assumption	N	See Assumption
	3 - Will it provide opportunities for additional renewable energy generation capacity within the District?	N	See Assumption	N	See Assumption	N	See Assumption
11. To promote biodiversity protection, enhancement and management of species and habitats	1 - Will it conserve protected/ priority species?	--		--		--	
	2 - Will it conserve protected/ priority habitats and local nature conservation sites?	-		-		-	
	3 - Will it protect statutory designated sites?	N		N		N	
	4 - Will it encourage ecological connectivity (including green corridors and water courses)?	-		N		-	
12. To ensure the protection and enhancement of the historic environment and its setting	1 - Will it preserve and enhance buildings and structures and their settings and contribute to the Districts heritage?	-		-		-	
	2 - Will it preserve and enhance conservation areas including their setting?	N		N		N	
	3 - Will it offer opportunities to bring heritage assets back into active use?	?		?		?	
	1 - Will it achieve high quality and sustainable design for buildings, spaces, and the public realm sensitive to the locality?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Does it value and protect diverse and locally distinctive settlement and townscape character?	?		?		?	
	3 - Does it safe guard historic views and valuable skylines and settlements?	?		?		?	

		Site reference	Comment	Site reference	Comment	Site reference	Comment
		198		127		185	
<b>SA Objective</b>	<b>Questions</b>	36		21		227	
13. Protect, enhance and manage the character and quality of the landscape and townscape	4 - Is the site within a main settlement or a key rural settlement?	+		+		+	
	5 - Is the site within close proximity to key services (eg schools, food shops, public transport, health centres etc)?	+		+		+	
	6 - Does it respect and protect existing landscape character?	--		--		--	
14. To increase opportunities for non-car travel and reduce the need for travel	1 - Does the site location encourage the use of existing or provide sustainable modes of	+		+		+	
	2 - Will it reduce the overall impact on traffic sensitive areas?	?		++		?	
	3 - Will it help develop walking, cycling, rail and bus networks to enable residents access to employment, services and facilities?	?	See Assumption	?	See Assumption	?	See Assumption

		Site reference	Comment	Site reference	Comment	Site reference	Comment
		21		289	other rural	245	
<b>SA Objective</b>	<b>Questions</b>	12		50		66	
1. To provide housing that meet the needs of all of our existing and future residents	1 - Will the site deliver affordable housing?	++		++		++	
	2 - Will the site use previously developed land or building?	--		--		--	
	3 - Will it give a high housing yield?	N		N		N	
	4 - Will the site meet local need?	++		++		++	
	5 - Will the site meet cross boundary and or/ neighbouring needs?	++		++		++	
2. To promote safe communities and reduce fear of crime	1 - Will it reduce crime through design measures?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Will it contribute to a safe built environment?	N	See Assumption	N	See Assumption	N	See Assumption
3. Improve access to health facilities and promote wellbeing	1 - Will it improve accessibility to health care for existing residents (including older residents) and provide additional facilities for new residents?	+?		+?		+?	
	2 - Will it support wellbeing including opportunities for recreational/ physical activity?	++		++		++	
	3 - Will it provide new accessible green space?	-?		-?		-?	
4. Maximise the use of previously developed land/ buildings and encourage the efficient use of land	1 - Will it result in the loss of land that has not been previously developed?	--		--		--	
	2 - Is the site capable of supporting higher density development and/ or a mix of uses?	N	See assumption	N	See assumption	N	See assumption
	3 - Does the site allow for the re-use of existing buildings?	N		N		N	
	4 - Will it reduce the amount of derelict, degraded and underused land within the District?	N		N		N	
5. To improve educational attainment of the working age population	Will it reduce the number of working age residents who have no, or lower qualifications?	N	See assumption	N	See assumption	N	See assumption
6. To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	1 - Will it encourage higher skilled economic sectors in the District?	N		N		N	
	2 - Will it encourage new employment that is consistent with local needs?	N		N		N	
	3 - Will it encourage the growth of existing businesses?	N		N		N	
	4 - Will it encourage small businesses to grow?	N		N		N	
7. To reduce water and air pollution	1 - Which Source Protection Zone does the development fall within?	N		N		N	
	2 - Does the site fall within the River Mease SAC?	N		N		N	
	3 - Is the site within or directly connected by road to an AQMA?	N		N		N	
8. To minimise water and increase the recycling and reuse of waste materials	1 - Will it reduce household and/ or commercial waste?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Will it increase waste recovery and recycling?	N		N		N	
	3 - Will it reduce the proportion of waste sent to landfill?	N		N		N	
9. To reduce and manage flood risk and surface water run off	1 - Is the site located outside an area of risk from flooding?	-		-		-	
	2 - Will there be opportunity for flood risk reduction?	?	See Assumption	?	See Assumption	?	See Assumption
10. To reduce and manage the impacts of climate change and the Districts contribution to the causes	1 - Will it reduce the causes of climate change?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Will it encourage the prudent use of energy?	N	See Assumption	N	See Assumption	N	See Assumption
	3 - Will it provide opportunities for additional renewable energy generation capacity within the District?	N	See Assumption	N	See Assumption	N	See Assumption
11. To promote biodiversity protection, enhancement and management of species and habitats	1 - Will it conserve protected/ priority species?	-		-		-	
	2 - Will it conserve protected/ priority habitats and local nature conservation sites?	-		-		-	
	3 - Will it protect statutory designated sites?	N		N		N	
	4 - Will it encourage ecological connectivity (including green corridors and water courses)?	N		N		-	
12. To ensure the protection and enhancement of the historic environment and its setting	1 - Will it preserve and enhance buildings and structures and their settings and contribute to the Districts heritage?	N		N		-	
	2 - Will it preserve and enhance conservation areas including their setting?	N		N		N	
	3 - Will it offer opportunities to bring heritage assets back into active use?	N		N		?	
	1 - Will it achieve high quality and sustainable design for buildings, spaces, and the public realm sensitive to the locality?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Does it value and protect diverse and locally distinctive settlement and townscape character?	?		?		?	
	3 - Does it safe guard historic views and valuable skylines and settlements?	?		?		?	

		Site reference	Comment	Site reference	Comment	Site reference	Comment
		21		289	other rural	245	
<b>SA Objective</b>	<b>Questions</b>	12		50		66	
13. Protect, enhance and manage the character and quality of the landscape and townscape	4 - Is the site within a main settlement or a key rural settlement?	+		+		+	
	5 - Is the site within close proximity to key services (eg schools, food shops, public transport, health centres etc)?	+		+		+	
	6 - Does it respect and protect existing landscape character?	--		--		--	
14. To increase opportunities for non-car travel and reduce the need for travel	1 - Does the site location encourage the use of existing or provide sustainable modes of	+		+		+	
	2 - Will it reduce the overall impact on traffic sensitive areas?	++		?		?	
	3 - Will it help develop walking, cycling, rail and bus networks to enable residents access to employment, services and facilities?	?	See Assumption	?	See Assumption	?	See Assumption

		Site reference	Comment	Site reference	Comment	Site reference	Comment
		225		70		197	
SA Objective	Questions	290		108		1105	
1. To provide housing that meet the needs of all of our existing and future residents	1 - Will the site deliver affordable housing?	++		++		++	
	2 - Will the site use previously developed land or building?	--		-		--	
	3 - Will it give a high housing yield?	N		N		N	
	4 - Will the site meet local need?	++		++		++	
	5 - Will the site meet cross boundary and or/ neighbouring needs?	++		++		++	
2. To promote safe communities and reduce fear of crime	1 - Will it reduce crime through design measures?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Will it contribute to a safe built environment?	N	See Assumption	N	See Assumption	N	See Assumption
3. Improve access to health facilities and promote wellbeing	1 - Will it improve accessibility to health care for existing residents (including older residents) and provide additional facilities for new residents?	+?		+?		+?	
	2 - Will it support wellbeing including opportunities for recreational/ physical activity?	+		++		++	
	3 - Will it provide new accessible green space?	-?		-?		-?	
4. Maximise the use of previously developed land/ buildings and encourage the efficient use of land	1 - Will it result in the loss of land that has not been previously developed?	--		-		--	
	2 - Is the site capable of supporting higher density development and/ or a mix of uses?	N	See assumption	N	See assumption	N	See assumption
	3 - Does the site allow for the re-use of existing buildings?	N		+?		N	
	4 - Will it reduce the amount of derelict, degraded and underused land within the District?	N		N		N	
5. To improve educational attainment of the working age population	Will it reduce the number of working age residents who have no, or lower qualifications?	N	See assumption	N	See assumption	N	See assumption
6. To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	1 - Will it encourage higher skilled economic sectors in the District?	N		N		N	
	2 - Will it encourage new employment that is consistent with local needs?	N		N		N	
	3 - Will it encourage the growth of existing businesses?	N		N		N	
	4 - Will it encourage small businesses to grow?	N		N		N	
7. To reduce water and air pollution	1 - Which Source Protection Zone does the development fall within?	N		N		N	
	2 - Does the site fall within the River Mease SAC?	N		N		N	
	3 - Is the site within or directly connected by road to an AQMA?	N		N		N	
8. To minimise water and increase the recycling and reuse of waste materials	1 - Will it reduce household and/ or commercial waste?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Will it increase waste recovery and recycling?	N		+		N	
	3 - Will it reduce the proportion of waste sent to landfill?	N		+		N	
9. To reduce and manage flood risk and surface water run off	1 - Is the site located outside an area of risk from flooding?	-		-		--	
	2 - Will there be opportunity for flood risk reduction?	?	See Assumption	?	See Assumption	?	See Assumption
10. To reduce and manage the impacts of climate change and the Districts contribution to the causes	1 - Will it reduce the causes of climate change?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Will it encourage the prudent use of energy?	N	See Assumption	N	See Assumption	N	See Assumption
	3 - Will it provide opportunities for additional renewable energy generation capacity within the District?	N	See Assumption	N	See Assumption	N	See Assumption
11. To promote biodiversity protection, enhancement and management of species and habitats	1 - Will it conserve protected/ priority species?	-		--		-	
	2 - Will it conserve protected/ priority habitats and local nature conservation sites?	-		-		-	
	3 - Will it protect statutory designated sites?	N		N		N	
	4 - Will it encourage ecological connectivity (including green corridors and water courses)?	-		-		-	
12. To ensure the protection and enhancement of the historic environment and its setting	1 - Will it preserve and enhance buildings and structures and their settings and contribute to the Districts heritage?	-		N		-	
	2 - Will it preserve and enhance conservation areas including their setting?	N		N		N	
	3 - Will it offer opportunities to bring heritage assets back into active use?	?		N		?	
	1 - Will it achieve high quality and sustainable design for buildings, spaces, and the public realm sensitive to the locality?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Does it value and protect diverse and locally distinctive settlement and townscape character?	?		?		?	
	3 - Does it safe guard historic views and valuable skylines and settlements?	?		?		?	



		Site reference	Comment	Site reference	Comment	Site reference	Comment
		225		70		197	
<b>SA Objective</b>	<b>Questions</b>	290		108		1105	
13. Protect, enhance and manage the character and quality of the landscape and townscape	4 - Is the site within a main settlement or a key rural settlement?	+		+		+	
	5 - Is the site within close proximity to key services (eg schools, food shops, public transport, health centres etc)?	+		+		+	
	6 - Does it respect and protect existing landscape character?	--		--		--	
14. To increase opportunities for non-car travel and reduce the need for travel	1 - Does the site location encourage the use of existing or provide sustainable modes of	+		+		+	
	2 - Will it reduce the overall impact on traffic sensitive areas?	?		?		?	
	3 - Will it help develop walking, cycling, rail and bus networks to enable residents access to employment, services and facilities?	?	See Assumption	?	See Assumption	?	See Assumption

SA Objective	Questions	Site reference	Comment	Site reference	Comment	Site reference	Comment
		286		288		69	
		184		122		199	
1. To provide housing that meet the needs of all of our existing and future residents	1 - Will the site deliver affordable housing?	++		++		++	
	2 - Will the site use previously developed land or building?	--		--		--	
	3 - Will it give a high housing yield?	N		N		N	
	4 - Will the site meet local need?	++		++		++	
	5 - Will the site meet cross boundary and or/ neighbouring needs?	++		++		++	
2. To promote safe communities and reduce fear of crime	1 - Will it reduce crime through design measures?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Will it contribute to a safe built environment?	N	See Assumption	N	See Assumption	N	See Assumption
3. Improve access to health facilities and promote wellbeing	1 - Will it improve accessibility to health care for existing residents (including older residents) and provide additional facilities for new residents?	+?		+?		+?	
	2 - Will it support wellbeing including opportunities for recreational/ physical activity?	++		++		++	
	3 - Will it provide new accessible green space?	-?		-?		-?	
4. Maximise the use of previously developed land/ buildings and encourage the efficient use of land	1 - Will it result in the loss of land that has not been previously developed?	--		--		--	
	2 - Is the site capable of supporting higher density development and/ or a mix of uses?	N	See assumption	N	See assumption	N	See assumption
	3 - Does the site allow for the re-use of existing buildings?	N		N		N	
	4 - Will it reduce the amount of derelict, degraded and underused land within the District?	N		N		N	
5. To improve educational attainment of the working age population	Will it reduce the number of working age residents who have no, or lower qualifications?	N	See assumption	N	See assumption	N	See assumption
6. To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	1 - Will it encourage higher skilled economic sectors in the District?	N		N		N	
	2 - Will it encourage new employment that is consistent with local needs?	N		N		N	
	3 - Will it encourage the growth of existing businesses?	N		N		N	
	4 - Will it encourage small businesses to grow?	N		N		N	
7. To reduce water and air pollution	1 - Which Source Protection Zone does the development fall within?	N		N		N	
	2 - Does the site fall within the River Mease SAC?	N		N		N	
	3 - Is the site within or directly connected by road to an AQMA?	N		N		N	
8. To minimise water and increase the recycling and reuse of waste materials	1 - Will it reduce household and/ or commercial waste?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Will it increase waste recovery and recycling?	N		N		N	
	3 - Will it reduce the proportion of waste sent to landfill?	N		N		N	
9. To reduce and manage flood risk and surface water run off	1 - Is the site located outside an area of risk from flooding?	-		-		-	
	2 - Will there be opportunity for flood risk reduction?	?	See Assumption	?	See Assumption	?	See Assumption
10. To reduce and manage the impacts of climate change and the Districts contribution to the causes	1 - Will it reduce the causes of climate change?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Will it encourage the prudent use of energy?	N	See Assumption	N	See Assumption	N	See Assumption
	3 - Will it provide opportunities for additional renewable energy generation capacity within the District?	N	See Assumption	N	See Assumption	N	See Assumption
11. To promote biodiversity protection, enhancement and management of species and habitats	1 - Will it conserve protected/ priority species?	N		--		N	
	2 - Will it conserve protected/ priority habitats and local nature conservation sites?	-		-		-	
	3 - Will it protect statutory designated sites?	N		N		N	
	4 - Will it encourage ecological connectivity (including green corridors and water courses)?	-		-		-	
12. To ensure the protection and enhancement of the historic environment and its setting	1 - Will it preserve and enhance buildings and structures and their settings and contribute to the Districts heritage?	N		N		N	
	2 - Will it preserve and enhance conservation areas including their setting?	N		N		N	
	3 - Will it offer opportunities to bring heritage assets back into active use?	N		N		N	
	1 - Will it achieve high quality and sustainable design for buildings, spaces, and the public realm sensitive to the locality?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Does it value and protect diverse and locally distinctive settlement and townscape character?	?		?		?	
	3 - Does it safe guard historic views and valuable skylines and settlements?	?		?		?	

		Site reference	Comment	Site reference	Comment	Site reference	Comment
		286		288		69	
<b>SA Objective</b>	<b>Questions</b>	184		122		199	
13. Protect, enhance and manage the character and quality of the landscape and townscape	4 - Is the site within a main settlement or a key rural settlement?	+		+		+	
	5 - Is the site within close proximity to key services (eg schools, food shops, public transport, health centres etc)?	+		+		+	
	6 - Does it respect and protect existing landscape character?	-		-		-	
14. To increase opportunities for non-car travel and reduce the need for travel	1 - Does the site location encourage the use of existing or provide sustainable modes of	+		+		+	
	2 - Will it reduce the overall impact on traffic sensitive areas?	?		?		?	
	3 - Will it help develop walking, cycling, rail and bus networks to enable residents access to employment, services and facilities?	?	See Assumption	?	See Assumption	?	See Assumption

		Site reference	Comment	Site reference	Comment
		92		291	
SA Objective	Questions	46		55	
1. To provide housing that meet the needs of all of our existing and future residents	1 - Will the site deliver affordable housing?	++		++	
	2 - Will the site use previously developed land or building?	-			
	3 - Will it give a high housing yield?	N		N	
	4 - Will the site meet local need?	++		++	
	5 - Will the site meet cross boundary and or/ neighbouring needs?	++		++	
2. To promote safe communities and reduce fear of crime	1 - Will it reduce crime through design measures?	N	See Assumption	N	See Assumption
	2 - Will it contribute to a safe built environment?	N	See Assumption	N	See Assumption
3. Improve access to health facilities and promote wellbeing	1 - Will it improve accessibility to health care for existing residents (including older residents) and provide additional facilities for new residents?	+?		+?	
	2 - Will it support wellbeing including opportunities for recreational/ physical activity?	++		++	
	3 - Will it provide new accessible green space?	+?		-?	
4. Maximise the use of previously developed land/ buildings and encourage the efficient use of land	1 - Will it result in the loss of land that has not been previously developed?	++		--	
	2 - Is the site capable of supporting higher density development and/ or a mix of uses?	N	See assumption	N	See assumption
	3 - Does the site allow for the re-use of existing buildings?	+?		N	
	4 - Will it reduce the amount of derelict, degraded and underused land within the District?	N		N	
5. To improve educational attainment of the working age population	Will it reduce the number of working age residents who have no, or lower qualifications?	N	See assumption	N	See assumption
6. To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	1 - Will it encourage higher skilled economic sectors in the District?	--		N	
	2 - Will it encourage new employment that is consistent with local needs?	--		N	
	3 - Will it encourage the growth of existing businesses?	--		N	
	4 - Will it encourage small businesses to grow?	--		N	
7. To reduce water and air pollution	1 - Which Source Protection Zone does the development fall within?	N		N	
	2 - Does the site fall within the River Mease SAC?	N		N	
	3 - Is the site within or directly connected by road to an AQMA?	N		N	
8. To minimise water and increase the recycling and reuse of waste materials	1 - Will it reduce household and/ or commercial waste?	N	See Assumption	N	See Assumption
	2 - Will it increase waste recovery and recycling?	+		N	
	3 - Will it reduce the proportion of waste sent to landfill?	+		N	
9. To reduce and manage flood risk and surface water run off	1 - Is the site located outside an area of risk from flooding?	N		-	
	2 - Will there be opportunity for flood risk reduction?	?	See Assumption	?	See Assumption
10. To reduce and manage the impacts of climate change and the Districts contribution to the causes	1 - Will it reduce the causes of climate change?	N	See Assumption	N	See Assumption
	2 - Will it encourage the prudent use of energy?	N	See Assumption	N	See Assumption
	3 - Will it provide opportunities for additional renewable energy generation capacity within the District?	N	See Assumption	N	See Assumption
11. To promote biodiversity protection, enhancement and management of species and habitats	1 - Will it conserve protected/ priority species?	-		-	
	2 - Will it conserve protected/ priority habitats and local nature conservation sites?	N		N	
	3 - Will it protect statutory designated sites?	N		N	
	4 - Will it encourage ecological connectivity (including green corridors and water courses)?	N		-	
12. To ensure the protection and enhancement of the historic environment and its setting	1 - Will it preserve and enhance buildings and structures and their settings and contribute to the Districts heritage?	N		-	
	2 - Will it preserve and enhance conservation areas including their setting?	N		N	
	3 - Will it offer opportunities to bring heritage assets back into active use?	N		?	
	1 - Will it achieve high quality and sustainable design for buildings, spaces, and the public realm sensitive to the locality?	N	See Assumption	N	See Assumption
	2 - Does it value and protect diverse and locally distinctive settlement and townscape character?	?		?	
	3 - Does it safe guard historic views and valuable skylines and settlements?	?		?	

		Site reference	Comment	Site reference	Comment
		92		291	
<b>SA Objective</b>	<b>Questions</b>	46		55	
13. Protect, enhance and manage the character and quality of the landscape and townscape	4 - Is the site within a main settlement or a key rural settlement?	+		+	
	5 - Is the site within close proximity to key services (eg schools, food shops, public transport, health centres etc)?	+		+	
	6 - Does it respect and protect existing landscape character?	-		-	
14. To increase opportunities for non-car travel and reduce the need for travel	1 - Does the site location encourage the use of existing or provide sustainable modes of	+		+	
	2 - Will it reduce the overall impact on traffic sensitive areas?	?		?	
	3 - Will it help develop walking, cycling, rail and bus networks to enable residents access to employment, services and facilities?	?	See Assumption	?	See Assumption

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		Site reference	Comment	Site reference	Comment	Site reference	Comment
		173		330		71	
SA Objective	Questions						
1. To provide housing that meet the needs of all of our existing and future residents	1 - Will the site deliver affordable housing?	++		++		++	
	2 - Will the site use previously developed land or building?	--		++		--	
	3 - Will it give a high housing yield?	N		N		N	
	4 - Will the site meet local need?	++		++		++	
	5 - Will the site meet cross boundary and or/ neighbouring needs?	++		++		++	
2. To promote safe communities and reduce fear of crime	1 - Will it reduce crime through design measures?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Will it contribute to a safe built environment?	N	See Assumption	N	See Assumption	N	See Assumption
3. Improve access to health facilities and promote wellbeing	1 - Will it improve accessibility to health care for existing residents (including older residents) and provide additional facilities for new residents?	+?		+?		+?	
	2 - Will it support wellbeing including opportunities for recreational/ physical activity?	++		++		+	
	3 - Will it provide new accessible green space?	-?		+?		-?	
4. Maximise the use of previously developed land/ buildings and encourage the efficient use of land	1 - Will it result in the loss of land that has not been previously developed?	++		--		--	
	2 - Is the site capable of supporting higher density development and/ or a mix of uses?	N	See assumption	N	See assumption	N	See assumption
	3 - Does the site allow for the re-use of existing buildings?	N		+?		N	
	4 - Will it reduce the amount of derelict, degraded and underused land within the District?	N		N		N	
5. To improve educational attainment of the working age population	Will it reduce the number of working age residents who have no, or lower qualifications?	N	See assumption	N	See assumption	N	See assumption
6. To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	1 - Will it encourage higher skilled economic sectors in the District?	N		N		N	
	2 - Will it encourage new employment that is consistent with local needs?	N		N		N	
	3 - Will it encourage the growth of existing businesses?	N		N		N	
	4 - Will it encourage small businesses to grow?	N		N		N	
7. To reduce water and air pollution	1 - Which Source Protection Zone does the development fall within?	N		N		N	
	2 - Does the site fall within the River Mease SAC?	N		N		N	
	3 - Is the site within or directly connected by road to an AQMA?	N		N		N	
8. To minimise water and increase the recycling and reuse of waste materials	1 - Will it reduce household and/ or commercial waste?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Will it increase waste recovery and recycling?	N		+		N	
	3 - Will it reduce the proportion of waste sent to landfill?	N		+		N	
9. To reduce and manage flood risk and surface water run off	1 - Is the site located outside an area of risk from flooding?	-		N		-	
	2 - Will there be opportunity for flood risk reduction?	?	See Assumption	?	See Assumption	?	See Assumption
10. To reduce and manage the impacts of climate change and the Districts contribution to the causes	1 - Will it reduce the causes of climate change?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Will it encourage the prudent use of energy?	N	See Assumption	N	See Assumption	N	See Assumption
	3 - Will it provide opportunities for additional renewable energy generation capacity within the District?	N	See Assumption	N	See Assumption	N	See Assumption
11. To promote biodiversity protection, enhancement and management of species and habitats	1 - Will it conserve protected/ priority species?	-		-		-	
	2 - Will it conserve protected/ priority habitats and local nature conservation sites?	N		-		-	
	3 - Will it protect statutory designated sites?	N		N		N	
	4 - Will it encourage ecological connectivity (including green corridors and water courses)?	N		N		N	
12. To ensure the protection and enhancement of the historic environment and its setting	1 - Will it preserve and enhance buildings and structures and their settings and contribute to the Districts heritage?	N	site in historic environment area	N	site in historic environment area	N	
	2 - Will it preserve and enhance conservation areas including their setting?	N		N		N	
	3 - Will it offer opportunities to bring heritage assets back into active use?	?		?		?	
	1 - Will it achieve high quality and sustainable design for buildings, spaces, and the public realm sensitive to the locality?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Does it value and protect diverse and locally distinctive settlement and townscape character?	?		?		?	

SA Objective	Questions	Site reference	Comment	Site reference	Comment	Site reference	Comment
		173		330		71	
13. Protect, enhance and manage the character and quality of the landscape and townscape	3 - Does it safe guard historic views and valuable skylines and settlements?	?		?		?	
	4 - Is the site within a main settlement or a key rural settlement?	+		+		+	
	5 - Is the site within close proximity to key services (eg schools, food shops, public transport, health centres etc)?	+		+		+	
	6 - Does it respect and protect existing landscape character?	N		N		N	
14. To increase opportunities for non-car travel and reduce the need for travel	1 - Does the site location encourage the use of existing or provide sustainable modes of travel?	+		+		+	
	2 - Will it reduce the overall impact on traffic sensitive areas?	?		?		?	
	3 - Will it help develop walking, cycling, rail and bus networks to enable residents access to employment, services and facilities?	?	See Assumption	?	See Assumption	?	See Assumption



		Site reference	Comment	Site reference	Comment	Site reference	Comment
		106		72		152	
SA Objective	Questions						
1. To provide housing that meet the needs of all of our existing and future residents	1 - Will the site deliver affordable housing?	++		++		++	
	2 - Will the site use previously developed land or building?	--		--		--	
	3 - Will it give a high housing yield?	N		N		N	
	4 - Will the site meet local need?	++		++		++	
	5 - Will the site meet cross boundary and or/ neighbouring needs?	++		++		++	
2. To promote safe communities and reduce fear of crime	1 - Will it reduce crime through design measures?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Will it contribute to a safe built environment?	N	See Assumption	N	See Assumption	N	See Assumption
3. Improve access to health facilities and promote wellbeing	1 - Will it improve accessibility to health care for existing residents (including older residents) and provide additional facilities for new residents?	+?		+?		+?	
	2 - Will it support wellbeing including opportunities for recreational/ physical activity?	+		+		++	
	3 - Will it provide new accessible green space?	-?		-?		-?	
4. Maximise the use of previously developed land/ buildings and encourage the efficient use of land	1 - Will it result in the loss of land that has not been previously developed?	--		--		--	
	2 - Is the site capable of supporting higher density development and/ or a mix of uses?	N	See assumption	N	See assumption	N	See assumption
	3 - Does the site allow for the re-use of existing buildings?	N		N		N	
	4 - Will it reduce the amount of derelict, degraded and underused land within the District?	N		N		N	
5. To improve educational attainment of the working age population	Will it reduce the number of working age residents who have no, or lower qualifications?	N	See assumption	N	See assumption	N	See assumption
6. To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	1 - Will it encourage higher skilled economic sectors in the District?	N		N		N	
	2 - Will it encourage new employment that is consistent with local needs?	N		N		N	
	3 - Will it encourage the growth of existing businesses?	N		N		N	
	4 - Will it encourage small businesses to grow?	N		N		N	
7. To reduce water and air pollution	1 - Which Source Protection Zone does the development fall within?	N		N		N	
	2 - Does the site fall within the River Mease SAC?	N		N		N	
	3 - Is the site within or directly connected by road to an AQMA?	N		N		N	
8. To minimise water and increase the recycling and reuse of waste materials	1 - Will it reduce household and/ or commercial waste?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Will it increase waste recovery and recycling?	N		N		N	
	3 - Will it reduce the proportion of waste sent to landfill?	N		N		N	
9. To reduce and manage flood risk and surface water run off	1 - Is the site located outside an area of risk from flooding?	-		-		-	
	2 - Will there be opportunity for flood risk reduction?	?	See Assumption	?	See Assumption	?	See Assumption
10. To reduce and manage the impacts of climate change and the Districts contribution to the causes	1 - Will it reduce the causes of climate change?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Will it encourage the prudent use of energy?	N	See Assumption	N	See Assumption	N	See Assumption
	3 - Will it provide opportunities for additional renewable energy generation capacity within the District?	N	See Assumption	N	See Assumption	N	See Assumption
11. To promote biodiversity protection, enhancement and management of species and habitats	1 - Will it conserve protected/ priority species?	-		-		-	
	2 - Will it conserve protected/ priority habitats and local nature conservation sites?	-		-		-	
	3 - Will it protect statutory designated sites?	N		N		N	
	4 - Will it encourage ecological connectivity (including green corridors and water courses)?	N		N		-	
12. To ensure the protection and enhancement of the historic environment and its setting	1 - Will it preserve and enhance buildings and structures and their settings and contribute to the Districts heritage?	N		-		N	
	2 - Will it preserve and enhance conservation areas including their setting?	N		N		N	
	3 - Will it offer opportunities to bring heritage assets back into active use?	?		?		?	
	1 - Will it achieve high quality and sustainable design for buildings, spaces, and the public realm sensitive to the locality?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Does it value and protect diverse and locally distinctive settlement and townscape character?	?		?		?	

		Site reference	Comment	Site reference	Comment	Site reference	Comment
		106		72		152	
SA Objective	Questions						
13. Protect, enhance and manage the character and quality of the landscape and townscape	3 - Does it safe guard historic views and valuable skylines and settlements?	?		?		?	
	4 - Is the site within a main settlement or a key rural settlement?	+		+		+	
	5 - Is the site within close proximity to key services (eg schools, food shops, public transport, health centres etc)?	+		+		+	
	6 - Does it respect and protect existing landscape character?	N		N		-	
14. To increase opportunities for non-car travel and reduce the need for travel	1 - Does the site location encourage the use of existing or provide sustainable modes of travel?	+		+		+	
	2 - Will it reduce the overall impact on traffic sensitive areas?	?		?		?	
	3 - Will it help develop walking, cycling, rail and bus networks to enable residents access to employment, services and facilities?	?	See Assumption	?	See Assumption	?	See Assumption

		Site reference	Comment	Site reference	Comment	Site reference	Comment
		312		74		73	
SA Objective	Questions						
1. To provide housing that meet the needs of all of our existing and future residents	1 - Will the site deliver affordable housing?	++		++		++	
	2 - Will the site use previously developed land or building?	-		-		++	
	3 - Will it give a high housing yield?	N		N		N	
	4 - Will the site meet local need?	++		++		++	
	5 - Will the site meet cross boundary and or/ neighbouring needs?	++		++		++	
2. To promote safe communities and reduce fear of crime	1 - Will it reduce crime through design measures?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Will it contribute to a safe built environment?	N	See Assumption	N	See Assumption	N	See Assumption
3. Improve access to health facilities and promote wellbeing	1 - Will it improve accessibility to health care for existing residents (including older residents) and provide additional facilities for new residents?	+?		+?		+?	
	2 - Will it support wellbeing including opportunities for recreational/ physical activity?	++		++		++	
	3 - Will it provide new accessible green space?	-?		-?		+?	
4. Maximise the use of previously developed land/ buildings and encourage the efficient use of land	1 - Will it result in the loss of land that has not been previously developed?	-		-		++	
	2 - Is the site capable of supporting higher density development and/ or a mix of uses?	N	See assumption	N	See assumption	N	See assumption
	3 - Does the site allow for the re-use of existing buildings?	N		+?		+?	
	4 - Will it reduce the amount of derelict, degraded and underused land within the District?	N		N		N	
5. To improve educational attainment of the working age population	Will it reduce the number of working age residents who have no, or lower qualifications?	N	See assumption	N	See assumption	N	See assumption
6. To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	1 - Will it encourage higher skilled economic sectors in the District?	N		N		N	
	2 - Will it encourage new employment that is consistent with local needs?	N		N		N	
	3 - Will it encourage the growth of existing businesses?	N		N		N	
	4 - Will it encourage small businesses to grow?	N		N		N	
7. To reduce water and air pollution	1 - Which Source Protection Zone does the development fall within?	N		N		N	
	2 - Does the site fall within the River Mease SAC?	N		N		N	
	3 - Is the site within or directly connected by road to an AQMA?	N		N		N	
8. To minimise water and increase the recycling and reuse of waste materials	1 - Will it reduce household and/ or commercial waste?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Will it increase waste recovery and recycling?	N		+		+	
	3 - Will it reduce the proportion of waste sent to landfill?	N		+		+	
9. To reduce and manage flood risk and surface water run off	1 - Is the site located outside an area of risk from flooding?	-		N	site borders flood zone 3	N	site borders flood zone 3
	2 - Will there be opportunity for flood risk reduction?	?	See Assumption	?	See Assumption	?	See Assumption
10. To reduce and manage the impacts of climate change and the Districts contribution to the causes	1 - Will it reduce the causes of climate change?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Will it encourage the prudent use of energy?	N	See Assumption	N	See Assumption	N	See Assumption
	3 - Will it provide opportunities for additional renewable energy generation capacity within the District?	N	See Assumption	N	See Assumption	N	See Assumption
11. To promote biodiversity protection, enhancement and management of species and habitats	1 - Will it conserve protected/ priority species?	-		-		-	
	2 - Will it conserve protected/ priority habitats and local nature conservation sites?	-		-		N	
	3 - Will it protect statutory designated sites?	N		-		-	
	4 - Will it encourage ecological connectivity (including green corridors and water courses)?	-		-	site next fazeley canal	-	site next fazeley canal
12. To ensure the protection and enhancement of the historic environment and its setting	1 - Will it preserve and enhance buildings and structures and their settings and contribute to the Districts heritage?	N		-		-	
	2 - Will it preserve and enhance conservation areas including their setting?	N		N		N	
	3 - Will it offer opportunities to bring heritage assets back into active use?	?		?		?	
	1 - Will it achieve high quality and sustainable design for buildings, spaces, and the public realm sensitive to the locality?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Does it value and protect diverse and locally distinctive settlement and townscape character?	?		?		?	

		Site reference	Comment	Site reference	Comment	Site reference	Comment
		312		74		73	
SA Objective	Questions						
13. Protect, enhance and manage the character and quality of the landscape and townscape	3 - Does it safe guard historic views and valuable skylines and settlements?	?		?		?	
	4 - Is the site within a main settlement or a key rural settlement?	+		+		+	
	5 - Is the site within close proximity to key services (eg schools, food shops, public transport, health centres etc)?	+		+		+	
	6 - Does it respect and protect existing landscape character?	-		N		N	
14. To increase opportunities for non-car travel and reduce the need for travel	1 - Does the site location encourage the use of exisiting or provide sustainable modes of travel?	+		+		+	
	2 - Will it reduce the overall impact on traffic sensitive areas?	?		?		?	
	3 - Will it help develop walking, cycling, rail and bus networks to enable residents access to employment, services and facilities?	?	See Assumption	?	See Assumption	?	See Assumption

SA Objective	Questions	Site reference	Comment	Site reference	Comment	Site reference	Comment
		89		230		189	Yield is incorrect
1. To provide housing that meet the needs of all of our existing and future residents	1 - Will the site deliver affordable housing?	++		++		++	
	2 - Will the site use previously developed land or building?	++		++		-	
	3 - Will it give a high housing yield?	N		N		N	
	4 - Will the site meet local need?	++		++		++	
	5 - Will the site meet cross boundary and or/ neighbouring needs?	++		++		++	
2. To promote safe communities and reduce fear of crime	1 - Will it reduce crime through design measures?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Will it contribute to a safe built environment?	N	See Assumption	N	See Assumption	N	See Assumption
3. Improve access to health facilities and promote wellbeing	1 - Will it improve accessibility to health care for existing residents (including older residents) and provide additional facilities for new residents?	+		+		+	
	2 - Will it support wellbeing including opportunities for recreational/ physical activity?	++		++		N	
	3 - Will it provide new accessible green space?	+		+		-?	
4. Maximise the use of previously developed land/ buildings and encourage the efficient use of land	1 - Will it result in the loss of land that has not been previously developed?	++		++		-	
	2 - Is the site capable of supporting higher density development and/ or a mix of uses?	N	See assumption	N	See assumption	N	See assumption
	3 - Does the site allow for the re-use of existing buildings?	+		+		+	
	4 - Will it reduce the amount of derelict, degraded and underused land within the District?	N		N		N	
5. To improve educational attainment of the working age population	Will it reduce the number of working age residents who have no, or lower qualifications?	N	See assumption	N	See assumption	N	See assumption
6. To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	1 - Will it encourage higher skilled economic sectors in the District?	N		-		N	
	2 - Will it encourage new employment that is consistent with local needs?	N		-		N	
	3 - Will it encourage the growth of existing businesses?	N		-		N	
	4 - Will it encourage small businesses to grow?	N		-		N	
7. To reduce water and air pollution	1 - Which Source Protection Zone does the development fall within?	N		N		N	
	2 - Does the site fall within the River Mease SAC?	N		N		N	
	3 - Is the site within or directly connected by road to an AQMA?	N		N		N	
8. To minimise water and increase the recycling and reuse of waste materials	1 - Will it reduce household and/ or commercial waste?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Will it increase waste recovery and recycling?	+		+		N	
	3 - Will it reduce the proportion of waste sent to landfill?	+		+		N	
9. To reduce and manage flood risk and surface water run off	1 - Is the site located outside an area of risk from flooding?	N	site borders flood zone 3	-		-	
	2 - Will there be opportunity for flood risk reduction?	?	See Assumption	?	See Assumption	?	See Assumption
10. To reduce and manage the impacts of climate change and the Districts contribution to the causes	1 - Will it reduce the causes of climate change?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Will it encourage the prudent use of energy?	N	See Assumption	N	See Assumption	N	See Assumption
	3 - Will it provide opportunities for additional renewable energy generation capacity within the District?	N	See Assumption	N	See Assumption	N	See Assumption
11. To promote biodiversity protection, enhancement and management of species and habitats	1 - Will it conserve protected/ priority species?	-		-		-	
	2 - Will it conserve protected/ priority habitats and local nature conservation sites?	N		-		N	
	3 - Will it protect statutory designated sites?	-		-		N	
	4 - Will it encourage ecological connectivity (including green corridors and water courses)?	-	site next fazeley canal	-	site next fazeley canal	N	
12. To ensure the protection and enhancement of the historic environment and its setting	1 - Will it preserve and enhance buildings and structures and their settings and contribute to the Districts heritage?	-		-		N	
	2 - Will it preserve and enhance conservation areas including their setting?	N		N		N	
	3 - Will it offer opportunities to bring heritage assets back into active use?	?		?		N	
	1 - Will it achieve high quality and sustainable design for buildings, spaces, and the public realm sensitive to the locality?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Does it value and protect diverse and locally distinctive settlement and townscape character?	?		?		?	

		Site reference	Comment	Site reference	Comment	Site reference	Comment
		89		230		189	Yield is incorrect
SA Objective	Questions						
13. Protect, enhance and manage the character and quality of the landscape and townscape	3 - Does it safe guard historic views and valuable skylines and settlements?	?		?		?	
	4 - Is the site within a main settlement or a key rural settlement?	+		+		-	
	5 - Is the site within close proximity to key services (eg schools, food shops, public transport, health centres etc)?	+		+		-	
	6 - Does it respect and protect existing landscape character?	N		N		N	
14. To increase opportunities for non-car travel and reduce the need for travel	1 - Does the site location encourage the use of exisiting or provide sustainable modes of travel?	+		+		-	
	2 - Will it reduce the overall impact on traffic sensitive areas?	?		?		?	
	3 - Will it help develop walking, cycling, rail and bus networks to enable residents access to employment, services and facilities?	?	See Assumption	?	See Assumption	?	See Assumption

Fradley

SA Objective	Questions	Site reference	Comment	Site reference	Comment	Site reference	Comment
		140		148		313	
1. To provide housing that meet the needs of all of our existing and future residents	1 - Will the site deliver affordable housing?	++	Site in Strategic Development Allocation	++		++	
	2 - Will the site use previously developed land or building?	--		-		--	
	3 - Will it give a high housing yield?	N		N		N	
	4 - Will the site meet local need?	++		++		++	
	5 - Will the site meet cross boundary and or/ neighbouring needs?	++		++		++	
2. To promote safe communities and reduce fear of crime	1 - Will it reduce crime through design measures?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Will it contribute to a safe built environment?	N	See Assumption	N	See Assumption	N	See Assumption
3. Improve access to health facilities and promote wellbeing	1 - Will it improve accessibility to health care for existing residents (including older residents) and provide additional facilities for new residents?	+?		+?		+?	
	2 - Will it support wellbeing including opportunities for recreational/ physical activity?	N		++		++	
	3 - Will it provide new accessible green space?	-?		-?		-?	
4. Maximise the use of previously developed land/ buildings and encourage the efficient use of land	1 - Will it result in the loss of land that has not been previously developed?	--		-		--	
	2 - Is the site capable of supporting higher density development and/ or a mix of uses?	N	See assumption	N	See assumption	N	See assumption
	3 - Does the site allow for the re-use of existing buildings?	N		+?		N	
	4 - Will it reduce the amount of derelict, degraded and underused land within the District?	N		N		N	
5. To improve educational attainment of the working age population	Will it reduce the number of working age residents who have no, or lower qualifications?	N	See assumption	N	See assumption	N	See assumption
6. To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	1 - Will it encourage higher skilled economic sectors in the District?	N		N		N	
	2 - Will it encourage new employment that is consistent with local needs?	N		N		N	
	3 - Will it encourage the growth of existing businesses?	N		N		N	
	4 - Will it encourage small businesses to grow?	N		N		N	
7. To reduce water and air pollution	1 - Which Source Protection Zone does the development fall within?	N		N		N	
	2 - Does the site fall within the River Mease SAC?	N		N		N	
	3 - Is the site within or directly connected by road to an AQMA?	--		--		--	
8. To minimise water and increase the recycling and reuse of waste materials	1 - Will it reduce household and/ or commercial waste?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Will it increase waste recovery and recycling?	N		N		N	
	3 - Will it reduce the proportion of waste sent to landfill?	N		N		N	
9. To reduce and manage flood risk and surface water run off	1 - Is the site located outside an area of risk from flooding?	-		-		-	
	2 - Will there be opportunity for flood risk reduction?	?	See Assumption	?	See Assumption	?	See Assumption
10. To reduce and manage the impacts of climate change and the Districts contribution to the causes	1 - Will it reduce the causes of climate change?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Will it encourage the prudent use of energy?	N	See Assumption	N	See Assumption	N	See Assumption
	3 - Will it provide opportunities for additional renewable energy generation capacity within the District?	N	See Assumption	N	See Assumption	N	See Assumption
11. To promote biodiversity protection, enhancement and management of species and habitats	1 - Will it conserve protected/ priority species?	-		-		-	
	2 - Will it conserve protected/ priority habitats and local nature conservation sites?	-		-		-	
	3 - Will it protect statutory designated sites?	N		N		N	
	4 - Will it encourage ecological connectivity (including green corridors and water courses)?	-		-		-	
12. To ensure the protection and enhancement of the historic environment and its setting	1 - Will it preserve and enhance buildings and structures and their settings and contribute to the Districts heritage?	N	but site in historic environment area	N		N	
	2 - Will it preserve and enhance conservation areas including their setting?	N		N		N	
	3 - Will it offer opportunities to bring heritage assets back into active use?	?		?		?	
	1 - Will it achieve high quality and sustainable design for buildings, spaces, and the public realm sensitive to the locality?	N	See Assumption	N	See Assumption	N	See Assumption



SA Objective	Questions	Site reference	Comment	Site reference	Comment	Site reference	Comment
		140		148		313	
13. Protect, enhance and manage the character and quality of the landscape and townscape	2 - Does it value and protect diverse and locally distinctive settlement and townscape character?	?		?		?	
	3 - Does it safe guard historic views and valuable skylines and settlements?	?		?		?	
	4 - Is the site within a main settlement or a key rural settlement?	+		+		+	
	5 - Is the site within close proximity to key services (eg schools, food shops, public transport, health centres etc)?	+		+		+	
	6 - Does it respect and protect existing landscape character?	-		-		-	
	1 - Does the site location encourage the use of existing or provide sustainable modes of travel?	+		+		+	
14. To increase opportunities for non-car travel and reduce the need for travel	2 - Will it reduce the overall impact on traffic sensitive areas?	?		?		?	
	3 - Will it help develop walking, cycling, rail and bus networks to enable residents access to employment, services and facilities?	?	See Assumption	?	See Assumption	?	See Assumption

SA Objective	Questions	Site reference	Comment	Site reference	Comment	Site reference	Comment
		104		99		250	250
1. To provide housing that meet the needs of all of our existing and future residents	1 - Will the site deliver affordable housing?	++		++		++	
	2 - Will the site use previously developed land or building?	--		--		--	
	3 - Will it give a high housing yield?	N		N		N	
	4 - Will the site meet local need?	++		++		++	
	5 - Will the site meet cross boundary and or/ neighbouring needs?	++		++		++	
2. To promote safe communities and reduce fear of crime	1 - Will it reduce crime through design measures?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Will it contribute to a safe built environment?	N	See Assumption	N	See Assumption	N	See Assumption
3. Improve access to health facilities and promote wellbeing	1 - Will it improve accessibility to health care for existing residents (including older residents) and provide additional facilities for new residents?	+?		+?		+?	
	2 - Will it support wellbeing including opportunities for recreational/ physical activity?	++		++		N	
	3 - Will it provide new accessible green space?	-?		-?		-?	
4. Maximise the use of previously developed land/ buildings and encourage the efficient use of land	1 - Will it result in the loss of land that has not been previously developed?	--		--		--	
	2 - Is the site capable of supporting higher density development and/ or a mix of uses?	N	See assumption	N	See assumption	N	See assumption
	3 - Does the site allow for the re-use of existing buildings?	N		N		N	
	4 - Will it reduce the amount of derelict, degraded and underused land within the District?	N		N		N	
5. To improve educational attainment of the working age population	Will it reduce the number of working age residents who have no, or lower qualifications?	N	See assumption	N	See assumption	N	See assumption
6. To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	1 - Will it encourage higher skilled economic sectors in the District?	N		N		N	
	2 - Will it encourage new employment that is consistent with local needs?	N		N		N	
	3 - Will it encourage the growth of existing businesses?	N		N		N	
	4 - Will it encourage small businesses to grow?	N		N		N	
7. To reduce water and air pollution	1 - Which Source Protection Zone does the development fall within?	N		N		N	
	2 - Does the site fall within the River Mease SAC?	N		N		N	
	3 - Is the site within or directly connected by road to an AQMA?	--		--		--	
8. To minimise water and increase the recycling and reuse of waste materials	1 - Will it reduce household and/ or commercial waste?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Will it increase waste recovery and recycling?	N		N		N	
	3 - Will it reduce the proportion of waste sent to landfill?	N		N		N	
9. To reduce and manage flood risk and surface water run off	1 - Is the site located outside an area of risk from flooding?	-		-		-	
	2 - Will there be opportunity for flood risk reduction?	?	See Assumption	?	See Assumption	?	See Assumption
10. To reduce and manage the impacts of climate change and the Districts contribution to the causes	1 - Will it reduce the causes of climate change?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Will it encourage the prudent use of energy?	N	See Assumption	N	See Assumption	N	See Assumption
	3 - Will it provide opportunities for additional renewable energy generation capacity within the District?	N	See Assumption	N	See Assumption	N	See Assumption
11. To promote biodiversity protection, enhancement and management of species and habitats	1 - Will it conserve protected/ priority species?	-		-		--	
	2 - Will it conserve protected/ priority habitats and local nature conservation sites?	-		-		-	
	3 - Will it protect statutory designated sites?	N		N		N	
	4 - Will it encourage ecological connectivity (including green corridors and water courses)?	N		N		-	
12. To ensure the protection and enhancement of the historic environment and its setting	1 - Will it preserve and enhance buildings and structures and their settings and contribute to the Districts heritage?	N	but site in historic environment area	N		-	
	2 - Will it preserve and enhance conservation areas including their setting?	N		N		-	
	3 - Will it offer opportunities to bring heritage assets back into active use?	?		?		?	
	1 - Will it achieve high quality and sustainable design for buildings, spaces, and the public realm sensitive to the locality?	N	See Assumption	N	See Assumption	N	See Assumption

		Site reference	Comment	Site reference	Comment	Site reference	Comment
		104		99		250	
<b>SA Objective</b>	<b>Questions</b>					250	
13. Protect, enhance and manage the character and quality of the landscape and townscape	2 - Does it value and protect diverse and locally distinctive settlement and townscape character?	?		?		?	
	3 - Does it safe guard historic views and valuable skylines and settlements?	?		?		?	
	4 - Is the site within a main settlement or a key rural settlement?	+		+		+	
	5 - Is the site within close proximity to key services (eg schools, food shops, public transport, health centres etc)?	+		+		+	
	6 - Does it respect and protect existing landscape character?	-		-		-	
	14. To increase opportunities for non-car travel and reduce the need for travel	1 - Does the site location encourage the use of existing or provide sustainable modes of travel?	+		+		+
2 - Will it reduce the overall impact on traffic sensitive areas?		?		?		?	
3 - Will it help develop walking, cycling, rail and bus networks to enable residents access to employment, services and facilities?		?	See Assumption	?	See Assumption	?	See Assumption

SA Objective	Questions	Site reference	Comment	Site reference	Comment	Site reference	Comment
		62 404		314 405		28 250	
1. To provide housing that meet the needs of all of our existing and future residents	1 - Will the site deliver affordable housing?	++		++		++	
	2 - Will the site use previously developed land or building?	--		--		--	
	3 - Will it give a high housing yield?	N		N		N	
	4 - Will the site meet local need?	++		++		++	
	5 - Will the site meet cross boundary and or/ neighbouring needs?	++		++		++	
2. To promote safe communities and reduce fear of crime	1 - Will it reduce crime through design measures?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Will it contribute to a safe built environment?	N	See Assumption	N	See Assumption	N	See Assumption
3. Improve access to health facilities and promote wellbeing	1 - Will it improve accessibility to health care for existing residents (including older residents) and provide additional facilities for new residents?	+?		+?		+?	
	2 - Will it support wellbeing including opportunities for recreational/ physical activity?	N		++		++	
	3 - Will it provide new accessible green space?	-?		-?		-?	
4. Maximise the use of previously developed land/ buildings and encourage the efficient use of land	1 - Will it result in the loss of land that has not been previously developed?	--		--		--	
	2 - Is the site capable of supporting higher density development and/ or a mix of uses?	N	See assumption	N	See assumption	N	See assumption
	3 - Does the site allow for the re-use of existing buildings?	N		N		N	
	4 - Will it reduce the amount of derelict, degraded and underused land within the District?	N		N		N	
5. To improve educational attainment of the working age population	Will it reduce the number of working age residents who have no, or lower qualifications?	N	See assumption	N	See assumption	N	See assumption
6. To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	1 - Will it encourage higher skilled economic sectors in the District?	N		N		N	
	2 - Will it encourage new employment that is consistent with local needs?	N		N		N	
	3 - Will it encourage the growth of existing businesses?	N		N		N	
	4 - Will it encourage small businesses to grow?	N		N		N	
7. To reduce water and air pollution	1 - Which Source Protection Zone does the development fall within?	N		N		N	
	2 - Does the site fall within the River Mease SAC?	N		N		N	
	3 - Is the site within or directly connected by road to an AQMA?	--		--		--	
8. To minimise water and increase the recycling and reuse of waste materials	1 - Will it reduce household and/ or commercial waste?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Will it increase waste recovery and recycling?	N		N		N	
	3 - Will it reduce the proportion of waste sent to landfill?	N		N		N	
9. To reduce and manage flood risk and surface water run off	1 - Is the site located outside an area of risk from flooding?	-		-		-	
	2 - Will there be opportunity for flood risk reduction?	?	See Assumption	?	See Assumption	?	See Assumption
10. To reduce and manage the impacts of climate change and the Districts contribution to the causes	1 - Will it reduce the causes of climate change?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Will it encourage the prudent use of energy?	N	See Assumption	N	See Assumption	N	See Assumption
	3 - Will it provide opportunities for additional renewable energy generation capacity within the District?	N	See Assumption	N	See Assumption	N	See Assumption
11. To promote biodiversity protection, enhancement and management of species and habitats	1 - Will it conserve protected/ priority species?	-		-		-	
	2 - Will it conserve protected/ priority habitats and local nature conservation sites?	-		-		-	
	3 - Will it protect statutory designated sites?	N		N		N	
	4 - Will it encourage ecological connectivity (including green corridors and water courses)?	-		-		-	
12. To ensure the protection and enhancement of the historic environment and its setting	1 - Will it preserve and enhance buildings and structures and their settings and contribute to the Districts heritage?	N		N		-	
	2 - Will it preserve and enhance conservation areas including their setting?	N		N		-	
	3 - Will it offer opportunities to bring heritage assets back into active use?	?		?		?	
	1 - Will it achieve high quality and sustainable design for buildings, spaces, and the public realm sensitive to the locality?	N	See Assumption	N	See Assumption	N	See Assumption

		Site reference	Comment	Site reference	Comment	Site reference	Comment
		<b>62</b>		<b>314</b>		<b>28</b>	
<b>SA Objective</b>	<b>Questions</b>	404		405		250	
13. Protect, enhance and manage the character and quality of the landscape and townscape	2 - Does it value and protect diverse and locally distinctive settlement and townscape character?	?		?		?	
	3 - Does it safe guard historic views and valuable skylines and settlements?	?		?		?	
	4 - Is the site within a main settlement or a key rural settlement?	+		+		+	
	5 - Is the site within close proximity to key services (eg schools, food shops, public transport, health centres etc)?	+		+		+	
	6 - Does it respect and protect existing landscape character?	-		-		-	
	14. To increase opportunities for non-car travel and reduce the need for travel	1 - Does the site location encourage the use of exisiting or provide sustainable modes of travel?	+		+		+
2 - Will it reduce the overall impact on traffic sensitive areas?		?		?		?	
3 - Will it help develop walking, cycling, rail and bus networks to enable residents access to employment, services and facilities?		?	See Assumption	?	See Assumption	?	See Assumption

		Site reference	Comment	Site reference	Comment	Site reference	Comment
		120		126		66	
SA Objective	Questions	16		44		262	
1. To provide housing that meet the needs of all of our existing and future residents	1 - Will the site deliver affordable housing?	++		++		++	
	2 - Will the site use previously developed land or building?	-		-		-	
	3 - Will it give a high housing yield?	N		N		N	
	4 - Will the site meet local need?	++		++		++	
	5 - Will the site meet cross boundary and or/ neighbouring needs?	++		++		++	
2. To promote safe communities and reduce fear of crime	1 - Will it reduce crime through design measures?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Will it contribute to a safe built environment?	N	See Assumption	N	See Assumption	N	See Assumption
3. Improve access to health facilities and promote wellbeing	1 - Will it improve accessibility to health care for existing residents (including older residents) and provide additional facilities for new residents?	+?		+?		+?	
	2 - Will it support wellbeing including opportunities for recreational/ physical activity?	++		++		++	
	3 - Will it provide new accessible green space?	-?		-?		-?	
4. Maximise the use of previously developed land/ buildings and encourage the efficient use of land	1 - Will it result in the loss of land that has not been previously developed?	-		-		-	
	2 - Is the site capable of supporting higher density development and/ or a mix of uses?	N	See assumption	N	See assumption	N	See assumption
	3 - Does the site allow for the re-use of existing buildings?	+?		N		N	
	4 - Will it reduce the amount of derelict, degraded and underused land within the District?	N		N		N	
5. To improve educational attainment of the working age population	Will it reduce the number of working age residents who have no, or lower qualifications?	N	See assumption	N	See assumption	N	See assumption
6. To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	1 - Will it encourage higher skilled economic sectors in the District?	N		N		N	
	2 - Will it encourage new employment that is consistent with local needs?	N		N		N	
	3 - Will it encourage the growth of existing businesses?	N		N		N	
	4 - Will it encourage small businesses to grow?	N		N		N	
7. To reduce water and air pollution	1 - Which Source Protection Zone does the development fall within?	N		N		N	
	2 - Does the site fall within the River Mease SAC?	N		N		N	
	3 - Is the site within or directly connected by road to an AQMA?	-		-		-	
8. To minimise water and increase the recycling and reuse of waste materials	1 - Will it reduce household and/ or commercial waste?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Will it increase waste recovery and recycling?	+		N		N	
	3 - Will it reduce the proportion of waste sent to landfill?	+		N		N	
9. To reduce and manage flood risk and surface water run off	1 - Is the site located outside an area of risk from flooding?	N		-		-	
	2 - Will there be opportunity for flood risk reduction?	?	See Assumption	?	See Assumption	?	See Assumption
10. To reduce and manage the impacts of climate change and the Districts contribution to the causes	1 - Will it reduce the causes of climate change?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Will it encourage the prudent use of energy?	N	See Assumption	N	See Assumption	N	See Assumption
	3 - Will it provide opportunities for additional renewable energy generation capacity within the District?	N	See Assumption	N	See Assumption	N	See Assumption
11. To promote biodiversity protection, enhancement and management of species and habitats	1 - Will it conserve protected/ priority species?	-		-		-	
	2 - Will it conserve protected/ priority habitats and local nature conservation sites?	N		-		-	
	3 - Will it protect statutory designated sites?	N		N		N	
	4 - Will it encourage ecological connectivity (including green corridors and water courses)?	-		-		N	
12. To ensure the protection and enhancement of the historic environment and its setting	1 - Will it preserve and enhance buildings and structures and their settings and contribute to the Districts heritage?	N		N		-	grade II building opposite side of the road to site
	2 - Will it preserve and enhance conservation areas including their setting?	N		N		N	
	3 - Will it offer opportunities to bring heritage assets back into active use?	?		?		?	
	1 - Will it achieve high quality and sustainable design for buildings, spaces, and the public realm sensitive to the locality?	N	See Assumption	N	See Assumption	N	See Assumption

		Site reference	Comment	Site reference	Comment	Site reference	Comment
		120		126		66	
SA Objective	Questions	16		44		262	
13. Protect, enhance and manage the character and quality of the landscape and townscape	2 - Does it value and protect diverse and locally distinctive settlement and townscape character?	?		?		?	
	3 - Does it safe guard historic views and valuable skylines and settlements?	?		?		?	
	4 - Is the site within a main settlement or a key rural settlement?	+		+		+	
	5 - Is the site within close proximity to key services (eg schools, food shops, public transport, health centres etc)?	+		+		+	
	6 - Does it respect and protect existing landscape character?	-		-		-	
	1 - Does the site location encourage the use of exisiting or provide sustainable modes of travel?	+		+		+	
14. To increase opportunities for non-car travel and reduce the need for travel	2 - Will it reduce the overall impact on traffic sensitive areas?	++		?		?	
	3 - Will it help develop walking, cycling, rail and bus networks to enable residents access to employment, services and facilities?	?	See Assumption	?	See Assumption	?	See Assumption

SA Objective	Questions	Site reference	Comment	Site reference	Comment	Site reference	Comment
		34 363		125 16		204 180	
1. To provide housing that meet the needs of all of our existing and future residents	1 - Will the site deliver affordable housing?	++		++		++	
	2 - Will the site use previously developed land or building?	-		-		++	
	3 - Will it give a high housing yield?	N		N		N	
	4 - Will the site meet local need?	++		++		++	
	5 - Will the site meet cross boundary and or/ neighbouring needs?	++		++		++	
2. To promote safe communities and reduce fear of crime	1 - Will it reduce crime through design measures?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Will it contribute to a safe built environment?	N	See Assumption	N	See Assumption	N	See Assumption
3. Improve access to health facilities and promote wellbeing	1 - Will it improve accessibility to health care for existing residents (including older residents) and provide additional facilities for new residents?	+?		+?		+?	
	2 - Will it support wellbeing including opportunities for recreational/ physical activity?	++		++		N	
	3 - Will it provide new accessible green space?	-?		-?		+?	
4. Maximise the use of previously developed land/ buildings and encourage the efficient use of land	1 - Will it result in the loss of land that has not been previously developed?	-		-		++	
	2 - Is the site capable of supporting higher density development and/ or a mix of uses?	N	See assumption	N	See assumption	N	See assumption
	3 - Does the site allow for the re-use of existing buildings?	+?		N		+?	
	4 - Will it reduce the amount of derelict, degraded and underused land within the District?	N		N		++	
5. To improve educational attainment of the working age population	Will it reduce the number of working age residents who have no, or lower qualifications?	N	See assumption	N	See assumption	N	See assumption
6. To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	1 - Will it encourage higher skilled economic sectors in the District?	N		N		N	
	2 - Will it encourage new employment that is consistent with local needs?	N		N		N	
	3 - Will it encourage the growth of existing businesses?	N		N		N	
	4 - Will it encourage small businesses to grow?	N		N		N	
7. To reduce water and air pollution	1 - Which Source Protection Zone does the development fall within?	N		N		N	
	2 - Does the site fall within the River Mease SAC?	N		N		N	
	3 - Is the site within or directly connected by road to an AQMA?	-		-		-	
8. To minimise water and increase the recycling and reuse of waste materials	1 - Will it reduce household and/ or commercial waste?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Will it increase waste recovery and recycling?	N		N		+	
	3 - Will it reduce the proportion of waste sent to landfill?	N		N		+	
9. To reduce and manage flood risk and surface water run off	1 - Is the site located outside an area of risk from flooding?	-		-		N	
	2 - Will there be opportunity for flood risk reduction?	?	See Assumption	?	See Assumption	?	See Assumption
10. To reduce and manage the impacts of climate change and the Districts contribution to the causes	1 - Will it reduce the causes of climate change?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Will it encourage the prudent use of energy?	N	See Assumption	N	See Assumption	N	See Assumption
	3 - Will it provide opportunities for additional renewable energy generation capacity within the District?	N	See Assumption	N	See Assumption	N	See Assumption
11. To promote biodiversity protection, enhancement and management of species and habitats	1 - Will it conserve protected/ priority species?	-		-		-	
	2 - Will it conserve protected/ priority habitats and local nature conservation sites?	-		-		-	
	3 - Will it protect statutory designated sites?	N		N		N	
	4 - Will it encourage ecological connectivity (including green corridors and water courses)?	-		-		-	
12. To ensure the protection and enhancement of the historic environment and its setting	1 - Will it preserve and enhance buildings and structures and their settings and contribute to the Districts heritage?	N	part of site is a historic environment area	N		N	
	2 - Will it preserve and enhance conservation areas including their setting?	N		N		N	
	3 - Will it offer opportunities to bring heritage assets back into active use?	?		N		N	
	1 - Will it achieve high quality and sustainable design for buildings, spaces, and the public realm sensitive to the locality?	N	See Assumption	N	See Assumption	N	See Assumption



SA Objective	Questions	Site reference	Comment	Site reference	Comment	Site reference	Comment
		34		125		204	
		363		16		180	
13. Protect, enhance and manage the character and quality of the landscape and townscape	2 - Does it value and protect diverse and locally distinctive settlement and townscape character?	?		?		?	
	3 - Does it safe guard historic views and valuable skylines and settlements?	?		?		?	
	4 - Is the site within a main settlement or a key rural settlement?	+		+		+	
	5 - Is the site within close proximity to key services (eg schools, food shops, public transport, health centres etc)?	+		+		+	
	6 - Does it respect and protect existing landscape character?	-		-		-	
	14. To increase opportunities for non-car travel and reduce the need for travel	1 - Does the site location encourage the use of exisiting or provide sustainable modes of travel?	+		+		+
2 - Will it reduce the overall impact on traffic sensitive areas?		?		+		?	
3 - Will it help develop walking, cycling, rail and bus networks to enable residents access to employment, services and facilities?		?	See Assumption	?	See Assumption	?	See Assumption

Little Aston

SA Objective	Questions	Site reference	Comment	Site reference	Comment	Site reference	Comment
		2		10		103	
1. To provide housing that meet the needs of all of our existing and future residents	1 - Will the site deliver affordable housing?	++	Assumption	++		++	
	2 - Will the site use previously developed land or building?	-	Assumption	-		-	
	3 - Will it give a high housing yield?	N	See	N		N	
	4 - Will the site meet local need?	++	See	++		++	
	5 - Will the site meet cross boundary and or/ neighbouring needs?	++	Assumption	++		++	
2. To promote safe communities and reduce fear of crime	1 - Will it reduce crime through design measures?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Will it contribute to a safe built environment?	N	See Assumption	N	See Assumption	N	See Assumption
3. Improve access to health facilities and promote wellbeing	1 - Will it improve accessibility to health care for existing residents (including older residents) and provide additional facilities for new residents?	++?		++?		++?	
	2 - Will it support wellbeing including opportunities for recreational/ physical activity?	+	Assumption (one play area to south of	+		+	
	3 - Will it provide new accessible green space?	-?		-?		++?	
4. Maximise the use of previously developed land/ buildings and encourage the efficient use of land	1 - Will it result in the loss of land that has not been previously developed?	-		-		-	
	2 - Is the site capable of supporting higher density development and/ or a mix of uses?	N	See assumption	N	See assumption	N	See assumption
	3 - Does the site allow for the re-use of existing buildings?	N		N		N	
	4 - Will it reduce the amount of derelict, degraded and underused land within the District?	N		N		N	
5. To improve educational attainment of the working age population	Will it reduce the number of working age residents who have no, or lower qualifications?	N	See assumption	N	See assumption	N	See assumption
6. To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	1 - Will it encourage higher skilled economic sectors in the District?	N		N		N	
	2 - Will it encourage new employment that is consistent with local needs?	N		N		N	
	3 - Will it encourage the growth of existing businesses?	N		N		N	
	4 - Will it encourage small businesses to grow?	N		N		N	
7. To reduce water and air pollution	1 - Which Source Protection Zone does the development fall within?	N		-		-	
	2 - Does the site fall within the River Mease SAC?	N		N		N	
	3 - Is the site within or directly connected by road to an AQMA?	N		N		N	
8. To minimise water and increase the recycling and reuse of waste materials	1 - Will it reduce household and/ or commercial waste?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Will it increase waste recovery and recycling?	N		N		N	
	3 - Will it reduce the proportion of waste sent to landfill?	N	Assumption says N but greenfield	N		N	
9. To reduce and manage flood risk and surface water run off	1 - Is the site located outside an area of risk from flooding?	-		-		-	
	2 - Will there be opportunity for flood risk reduction?	?	See Assumption - Assumption	?	See Assumption	?	See Assumption
10. To reduce and manage the impacts of climate change and the Districts contribution to the causes	1 - Will it reduce the causes of climate change?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Will it encourage the prudent use of energy?	N	See Assumption	N	See Assumption	N	See Assumption
	3 - Will it provide opportunities for additional renewable energy generation capacity within the District?	N	See Assumption	N	See Assumption	N	See Assumption
11. To promote biodiversity protection, enhancement and management of species and habitats	1 - Will it conserve protected/ priority species?	-		N		-	
	2 - Will it conserve protected/ priority habitats and local nature conservation sites?	-		N		-	
	3 - Will it protect statutory designated sites?	N		N		N	
	4 - Will it encourage ecological connectivity (including green corridors and water courses)?	-		-		N	
	1 - Will it preserve and enhance buildings and structures and their settings and contribute to the Districts heritage?	-	Grade II Listed (on Magic - not on SA Data map)	-		-	

SA Objective	Questions	Site reference	Comment	Site reference	Comment	Site reference	Comment
		2		10		103	
12. To ensure the protection and enhancement of the historic environment and its setting	2 - Will it preserve and enhance conservation areas including their setting?	N		N		-	historic environment area corridor through the middle of site AND site in a conservation
	3 - Will it offer opportunities to bring heritage assets back into active use?	N		N		N	
13. Protect, enhance and manage the character and quality of the landscape and townscape	1 - Will it achieve high quality and sustainable design for buildings, spaces, and the public realm sensitive to the locality?	N	See Assumption	N		N	See Assumption
	2 - Does it value and protect diverse and locally distinctive settlement and townscape character?	?	Unsure	?		?	
	3 - Does it safe guard historic views and valuable skylines and settlements?	N		?		?	
	4 - Is the site within a main settlement or a key rural settlement?	-		-		-	
	5 - Is the site within close proximity to key services (eg schools, food shops, public transport, health centres etc)?	-		-		+	
	6 - Does it respect and protect existing landscape character?	N	Can't find	N		N	Site is in an Area of Built
14. To increase opportunities for non-car travel and reduce the need for travel	1 - Does the site location encourage the use of existing or provide sustainable modes of travel?	+		+		+	
	2 - Will it reduce the overall impact on traffic sensitive areas?	?		++		?	
	3 - Will it help develop walking, cycling, rail and bus networks to enable residents access to employment, services and facilities?	?	See Assumption	?		?	See Assumption

		Site reference	Comment	Site reference	Comment	Site reference	Comment
		205		218		261	
SA Objective	Questions						
1. To provide housing that meet the needs of all of our existing and future residents	1 - Will the site deliver affordable housing?	++		++		++	
	2 - Will the site use previously developed land or building?	-		-		-	
	3 - Will it give a high housing yield?	N		N		N	
	4 - Will the site meet local need?	++		++		++	
	5 - Will the site meet cross boundary and or/ neighbouring needs?	++		++		++	
2. To promote safe communities and reduce fear of crime	1 - Will it reduce crime through design measures?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Will it contribute to a safe built environment?	N	See Assumption	N	See Assumption	N	See Assumption
3. Improve access to health facilities and promote wellbeing	1 - Will it improve accessibility to health care for existing residents (including older residents) and provide additional facilities for new residents?	++?		++?		++?	
	2 - Will it support wellbeing including opportunities for recreational/ physical activity?	+		+		N	
	3 - Will it provide new accessible green space?	++?		++?		++?	
4. Maximise the use of previously developed land/ buildings and encourage the efficient use of land	1 - Will it result in the loss of land that has not been previously developed?	-		-		-	
	2 - Is the site capable of supporting higher density development and/ or a mix of uses?	N	See assumption	N	See assumption	N	See assumption
	3 - Does the site allow for the re-use of existing buildings?	N		N		N	
	4 - Will it reduce the amount of derelict, degraded and underused land within the District?	N		N		N	
5. To improve educational attainment of the working age population	Will it reduce the number of working age residents who have no, or lower qualifications?	N	See assumption	N	See assumption	N	See assumption
6. To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	1 - Will it encourage higher skilled economic sectors in the District?	N		N		N	
	2 - Will it encourage new employment that is consistent with local needs?	N		N		N	
	3 - Will it encourage the growth of existing businesses?	N		N		N	
	4 - Will it encourage small businesses to grow?	N		N		N	
7. To reduce water and air pollution	1 - Which Source Protection Zone does the development fall within?	-		-		N	
	2 - Does the site fall within the River Mease SAC?	N		N		N	
	3 - Is the site within or directly connected by road to an AQMA?	N		N		N	
8. To minimise water and increase the recycling and reuse of waste materials	1 - Will it reduce household and/ or commercial waste?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Will it increase waste recovery and recycling?	N		N		N	
	3 - Will it reduce the proportion of waste sent to landfill?	N		N		N	
9. To reduce and manage flood risk and surface water run off	1 - Is the site located outside an area of risk from flooding?	-		-		-	
	2 - Will there be opportunity for flood risk reduction?	?	See Assumption	?	See Assumption	?	See Assumption
10. To reduce and manage the impacts of climate change and the Districts contribution to the causes	1 - Will it reduce the causes of climate change?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Will it encourage the prudent use of energy?	N	See Assumption	N	See Assumption	N	See Assumption
	3 - Will it provide opportunities for additional renewable energy generation capacity within the District?	N	See Assumption	N	See Assumption	N	See Assumption
11. To promote biodiversity protection, enhancement and management of species and habitats	1 - Will it conserve protected/ priority species?	-		-		-	
	2 - Will it conserve protected/ priority habitats and local nature conservation sites?	-		-		-	
	3 - Will it protect statutory designated sites?	N		N		N	
	4 - Will it encourage ecological connectivity (including green corridors and water courses)?	N		N		N	
	1 - Will it preserve and enhance buildings and structures and their settings and contribute to the Districts heritage?	N		N		N	

		Site reference	Comment	Site reference	Comment	Site reference	Comment
		205		218		261	
SA Objective	Questions						
12. To ensure the protection and enhancement of the historic environment and its setting	2 - Will it preserve and enhance conservation areas including their setting?	N		N		N	
	3 - Will it offer opportunities to bring heritage assets back into active use?	N		N		N	
13. Protect, enhance and manage the character and quality of the landscape and townscape	1 - Will it achieve high quality and sustainable design for buildings, spaces, and the public realm sensitive to the locality?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Does it value and protect diverse and locally distinctive settlement and townscape character?	?		?		?	
	3 - Does it safe guard historic views and valuable skylines and settlements?	?		?		?	
	4 - Is the site within a main settlement or a key rural settlement?	-		-		-	
	5 - Is the site within close proximity to key services (eg schools, food shops, public transport, health centres etc)?	+		+		+	
	6 - Does it respect and protect existing landscape character?	N	Site is in an Area of Built	N	Site is in an Area of Built	N	Site is in an Area of Built
14. To increase opportunities for non-car travel and reduce the need for travel	1 - Does the site location encourage the use of existing or provide sustainable modes of travel?	+		+		+	
	2 - Will it reduce the overall impact on traffic sensitive areas?	?		?		?	
	3 - Will it help develop walking, cycling, rail and bus networks to enable residents access to employment, services and facilities?	?	See Assumption	?	See Assumption	?	See Assumption

SA Objective	Questions	Site reference	Comment	Site reference	Comment	Site reference	Comment
		193		269		299	
1. To provide housing that meet the needs of all of our existing and future residents	1 - Will the site deliver affordable housing?	++	See Assumption	++	See Assumption	++	See Assumption
	2 - Will the site use previously developed land or building?	-	See Assumption	-	See Assumption	-	See Assumption
	3 - Will it give a high housing yield?	N	See Assumption	N	See Assumption	N	See Assumption
	4 - Will the site meet local need?	++	See Assumption	++	See Assumption	++	See Assumption
	5 - Will the site meet cross boundary and or/ neighbouring needs?	++	See Assumption	++	See Assumption	++	See Assumption
2. To promote safe communities and reduce fear of crime	1 - Will it reduce crime through design measures?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Will it contribute to a safe built environment?	N	See Assumption	N	See Assumption	N	See Assumption
3. Improve access to health facilities and promote wellbeing	1 - Will it improve accessibility to health care for existing residents (including older residents) and provide additional facilities for new residents?	++?	See Assumption	++?	See Assumption	++?	See Assumption
	2 - Will it support wellbeing including opportunities for recreational/ physical activity?	N	See Assumption	N	See Assumption	N	See Assumption
	3 - Will it provide new accessible green space?	-?	See Assumption	-?	See Assumption	-?	See Assumption
4. Maximise the use of previously developed land/ buildings and encourage the efficient use of land	1 - Will it result in the loss of land that has not been previously developed?	-	See Assumption	-	See Assumption	-	See Assumption
	2 - Is the site capable of supporting higher density development and/ or a mix of uses?	N	See Assumption	N	See Assumption	N	See Assumption
	3 - Does the site allow for the re-use of existing buildings?	N	See Assumption	N	See Assumption	N	See Assumption
	4 - Will it reduce the amount of derelict, degraded and underused land within the District?	N	See Assumption	N	See Assumption	N	See Assumption
5. To improve educational attainment of the working age population	Will it reduce the number of working age residents who have no, or lower qualifications?	N	See Assumption	N	See Assumption	N	See Assumption
6. To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	1 - Will it encourage higher skilled economic sectors in the District?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Will it encourage new employment that is consistent with local needs?	N	See Assumption	N	See Assumption	N	See Assumption
	3 - Will it encourage the growth of existing businesses?	N	See Assumption	N	See Assumption	N	See Assumption
	4 - Will it encourage small businesses to grow?	N	See Assumption	N	See Assumption	N	See Assumption
7. To reduce water and air pollution	1 - Which Source Protection Zone does the development fall within?	-	See Assumption	-	See Assumption	-	See Assumption
	2 - Does the site fall within the River Mease SAC?	N	See Assumption	N	See Assumption	N	See Assumption
	3 - Is the site within or directly connected by road to an AQMA?	N	See Assumption	N	See Assumption	N	See Assumption
8. To minimise water and increase the recycling and reuse of waste materials	1 - Will it reduce household and/ or commercial waste?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Will it increase waste recovery and recycling?	N	See Assumption	N	See Assumption	N	See Assumption
	3 - Will it reduce the proportion of waste sent to landfill?	N	See Assumption	N	See Assumption	N	See Assumption
9. To reduce and manage flood risk and surface water run off	1 - Is the site located outside an area of risk from flooding?	-	See Assumption	-	See Assumption	-	See Assumption
	2 - Will there be opportunity for flood risk reduction?	?	See Assumption	?	See Assumption	?	See Assumption
10. To reduce and manage the impacts of climate change and the Districts contribution to the causes	1 - Will it reduce the causes of climate change?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Will it encourage the prudent use of energy?	N	See Assumption	N	See Assumption	N	See Assumption
	3 - Will it provide opportunities for additional renewable energy generation capacity within the District?	N	See Assumption	N	See Assumption	N	See Assumption
11. To promote biodiversity protection, enhancement and management of species and habitats	1 - Will it conserve protected/ priority species?	-	See Assumption	-	See Assumption	N	See Assumption
	2 - Will it conserve protected/ priority habitats and local nature conservation sites?	N	See Assumption	N	See Assumption	-	See Assumption
	3 - Will it protect statutory designated sites?	N	See Assumption	N	See Assumption	N	See Assumption
	4 - Will it encourage ecological connectivity (including green corridors and water courses)?	-	See Assumption	-	See Assumption	-	See Assumption
	1 - Will it preserve and enhance buildings and structures and their settings and contribute to the Districts heritage?	N	See Assumption	-	See Assumption	-	See Assumption

SA Objective	Questions	Site reference	Comment	Site reference	Comment	Site reference	Comment
		193		269		299	
12. To ensure the protection and enhancement of the historic environment and its setting	2 - Will it preserve and enhance conservation areas including their setting?	N	site in historic environment area	--	See Assumption	--	See Assumption
	3 - Will it offer opportunities to bring heritage assets back into active use?	?	See Assumption	?	See Assumption	?	See Assumption
13. Protect, enhance and manage the character and quality of the landscape and townscape	1 - Will it achieve high quality and sustainable design for buildings, spaces, and the public realm sensitive to the locality?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Does it value and protect diverse and locally distinctive settlement and townscape character?	?	See Assumption	?	See Assumption	?	See Assumption
	3 - Does it safe guard historic views and valuable skylines and settlements?	?	See Assumption	?	See Assumption	?	See Assumption
	4 - Is the site within a main settlement or a key rural settlement?	-	See Assumption	-	See Assumption	-	See Assumption
	5 - Is the site within close proximity to key services (eg schools, food shops, public transport, health centres etc)?	+	See Assumption	+	See Assumption	+	See Assumption
	6 - Does it respect and protect existing landscape character?	N	See Assumption	N	See Assumption	N	See Assumption
14. To increase opportunities for non-car travel and reduce the need for travel	1 - Does the site location encourage the use of existing or provide sustainable modes of travel?	+	See Assumption	+	See Assumption	+	See Assumption
	2 - Will it reduce the overall impact on traffic sensitive areas?	?	See Assumption	++	See Assumption	?	See Assumption
	3 - Will it help develop walking, cycling, rail and bus networks to enable residents access to employment, services and facilities?	?	See Assumption	?	See Assumption	?	See Assumption



SA Objective	Questions	Site reference	Comment	Site reference	Comment	Site reference	Comment
		128		184		331	5634
1. To provide housing that meet the needs of all of our existing and future residents	1 - Will the site deliver affordable housing?	++	Assumption	N	Assumption	++	
	2 - Will the site use previously developed land or building?	-	See Assumption	++	See Assumption	-	
	3 - Will it give a high housing yield?	N	See Assumption	N	See Assumption	N	
	4 - Will the site meet local need?	++	See Assumption	++	See Assumption	++	
	5 - Will the site meet cross boundary and or/ neighbouring needs?	++	See Assumption	++	See Assumption	++	
2. To promote safe communities and reduce fear of crime	1 - Will it reduce crime through design measures?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Will it contribute to a safe built environment?	N	See Assumption	N	See Assumption	N	See Assumption
3. Improve access to health facilities and promote wellbeing	1 - Will it improve accessibility to health care for existing residents (including older residents) and provide additional facilities for new residents?	++?	See Assumption	++?	See Assumption	++?	
	2 - Will it support wellbeing including opportunities for recreational/ physical activity?	N	See Assumption	N	See Assumption	N	
	3 - Will it provide new accessible green space?	-?	See Assumption	++?	See Assumption	-?	
4. Maximise the use of previously developed land/ buildings and encourage the efficient use of land	1 - Will it result in the loss of land that has not been previously developed?	-	See Assumption	++	See Assumption	-	
	2 - Is the site capable of supporting higher density development and/ or a mix of uses?	N	See Assumption	N	See Assumption	N	See assumption
	3 - Does the site allow for the re-use of existing buildings?	N	See Assumption	++?	See Assumption	++?	
	4 - Will it reduce the amount of derelict, degraded and underused land within the District?	N	See Assumption	N	See Assumption	N	
5. To improve educational attainment of the working age population	Will it reduce the number of working age residents who have no, or lower qualifications?	N	See Assumption	N	See Assumption	N	See assumption
6. To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	1 - Will it encourage higher skilled economic sectors in the District?	N	See Assumption	N	See Assumption	N	
	2 - Will it encourage new employment that is consistent with local needs?	N	See Assumption	N	See Assumption	N	
	3 - Will it encourage the growth of existing businesses?	N	See Assumption	N	See Assumption	N	
	4 - Will it encourage small businesses to grow?	N	See Assumption	N	See Assumption	N	
7. To reduce water and air pollution	1 - Which Source Protection Zone does the development fall within?	-	See Assumption	-	See Assumption	-	
	2 - Does the site fall within the River Mease SAC?	N	See Assumption	N	See Assumption	N	
	3 - Is the site within or directly connected by road to an AQMA?	N	See Assumption	N	See Assumption	N	
8. To minimise water and increase the recycling and reuse of waste materials	1 - Will it reduce household and/ or commercial waste?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Will it increase waste recovery and recycling?	N	See Assumption	+	See Assumption	N	
	3 - Will it reduce the proportion of waste sent to landfill?	N	See Assumption	+	See Assumption	N	
9. To reduce and manage flood risk and surface water run off	1 - Is the site located outside an area of risk from flooding?	-	See Assumption	-	See Assumption	-	
	2 - Will there be opportunity for flood risk reduction?	?	See Assumption	?	See Assumption	?	See Assumption
10. To reduce and manage the impacts of climate change and the Districts contribution to the causes	1 - Will it reduce the causes of climate change?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Will it encourage the prudent use of energy?	N	See Assumption	N	See Assumption	N	See Assumption
	3 - Will it provide opportunities for additional renewable energy generation capacity within the District?	N	See Assumption	N	See Assumption	N	See Assumption
11. To promote biodiversity protection, enhancement and management of species and habitats	1 - Will it conserve protected/ priority species?	N	See Assumption	-	See Assumption	N	
	2 - Will it conserve protected/ priority habitats and local nature conservation sites?	-	See Assumption	-	See Assumption	-	
	3 - Will it protect statutory designated sites?	N	See Assumption	N	See Assumption	N	
	4 - Will it encourage ecological connectivity (including green corridors and water courses)?	-	See Assumption	N	See Assumption	-	
	1 - Will it preserve and enhance buildings and structures and their settings and contribute to the Districts heritage?	-	See Assumption	-	See Assumption	-	grade II northern boundary of site

		Site reference	Comment	Site reference	Comment	Site reference	Comment
		128		184		331	
						5634	
SA Objective	Questions						
12. To ensure the protection and enhancement of the historic environment and its setting	2 - Will it preserve and enhance conservation areas including their setting?	N	site in historic environment area AND historic environment point within the site	--	See Assumption	N	
	3 - Will it offer opportunities to bring heritage assets back into active use?	?	See Assumption	?	See Assumption	?	
13. Protect, enhance and manage the character and quality of the landscape and townscape	1 - Will it achieve high quality and sustainable design for buildings, spaces, and the public realm sensitive to the locality?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Does it value and protect diverse and locally distinctive settlement and townscape character?	?	See Assumption	?	See Assumption	?	
	3 - Does it safe guard historic views and valuable skylines and settlements?	?	See Assumption	?	See Assumption	?	
	4 - Is the site within a main settlement or a key rural settlement?	-	See Assumption	-	See Assumption	-	
	5 - Is the site within close proximity to key services (eg schools, food shops, public transport, health centres etc)?	+	See Assumption	+	See Assumption	+	
	6 - Does it respect and protect existing landscape character?	N	See Assumption	N	See Assumption	--	
14. To increase opportunities for non-car travel and reduce the need for travel	1 - Does the site location encourage the use of existing or provide sustainable modes of travel?	+	See Assumption	+	See Assumption	+	
	2 - Will it reduce the overall impact on traffic sensitive areas?	?	See Assumption	++	See Assumption	?	
	3 - Will it help develop walking, cycling, rail and bus networks to enable residents access to employment, services and facilities?	?	See Assumption	?	See Assumption	?	See Assumption

SA Objective	Questions	Site reference	Comment	Site reference	Comment	Site reference	Comment
		303 108	other rural	215 17	other rural	23 120	little aston
1. To provide housing that meet the needs of all of our existing and future residents	1 - Will the site deliver affordable housing?	++		++		++	
	2 - Will the site use previously developed land or building?	-		-		-	
	3 - Will it give a high housing yield?	N		N		N	
	4 - Will the site meet local need?	++		++		++	
	5 - Will the site meet cross boundary and or/ neighbouring needs?	++		++		++	
2. To promote safe communities and reduce fear of crime	1 - Will it reduce crime through design measures?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Will it contribute to a safe built environment?	N	See Assumption	N	See Assumption	N	See Assumption
3. Improve access to health facilities and promote wellbeing	1 - Will it improve accessibility to health care for existing residents (including older residents) and provide additional facilities for new residents?	+?		+?		+?	
	2 - Will it support wellbeing including opportunities for recreational/ physical activity?	N		N		N	
	3 - Will it provide new accessible green space?	-?		-?		-?	
4. Maximise the use of previously developed land/ buildings and encourage the efficient use of land	1 - Will it result in the loss of land that has not been previously developed?	-		-		-	
	2 - Is the site capable of supporting higher density development and/ or a mix of uses?	N	See assumption	N	See assumption	N	See assumption
	3 - Does the site allow for the re-use of existing buildings?	N		N		+	
	4 - Will it reduce the amount of derelict, degraded and underused land within the District?	N		N		N	
5. To improve educational attainment of the working age population	Will it reduce the number of working age residents who have no, or lower qualifications?	N	See assumption	N	See assumption	N	See assumption
6. To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	1 - Will it encourage higher skilled economic sectors in the District?	N		N		N	
	2 - Will it encourage new employment that is consistent with local needs?	N		N		N	
	3 - Will it encourage the growth of existing businesses?	N		N		N	
	4 - Will it encourage small businesses to grow?	N		N		N	
7. To reduce water and air pollution	1 - Which Source Protection Zone does the development fall within?	-		N		-	
	2 - Does the site fall within the River Mease SAC?	N		N		N	
	3 - Is the site within or directly connected by road to an AQMA?	N		N		N	
8. To minimise water and increase the recycling and reuse of waste materials	1 - Will it reduce household and/ or commercial waste?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Will it increase waste recovery and recycling?	N		N		N	
	3 - Will it reduce the proportion of waste sent to landfill?	N		N		N	
9. To reduce and manage flood risk and surface water run off	1 - Is the site located outside an area of risk from flooding?	-		-		-	
	2 - Will there be opportunity for flood risk reduction?	?	See Assumption	?	See Assumption	?	See Assumption
10. To reduce and manage the impacts of climate change and the Districts contribution to the causes	1 - Will it reduce the causes of climate change?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Will it encourage the prudent use of energy?	N	See Assumption	N	See Assumption	N	See Assumption
	3 - Will it provide opportunities for additional renewable energy generation capacity within the District?	N	See Assumption	N	See Assumption	N	See Assumption
11. To promote biodiversity protection, enhancement and management of species and habitats	1 - Will it conserve protected/ priority species?	N		N		N	
	2 - Will it conserve protected/ priority habitats and local nature conservation sites?	-		-		-	
	3 - Will it protect statutory designated sites?	N		N		N	
	4 - Will it encourage ecological connectivity (including green corridors and water courses)?	-		-		-	
	1 - Will it preserve and enhance buildings and structures and their settings and contribute to the Districts heritage?	-		N		N	

SA Objective	Questions	Site reference	Comment	Site reference	Comment	Site reference	Comment
		303 108	other rural	215 17	other rural	23 120	little aston
12. To ensure the protection and enhancement of the historic environment and its setting	2 - Will it preserve and enhance conservation areas including their setting?	N		N		N	
	3 - Will it offer opportunities to bring heritage assets back into active use?	?		N		N	
13. Protect, enhance and manage the character and quality of the landscape and townscape	1 - Will it achieve high quality and sustainable design for buildings, spaces, and the public realm sensitive to the locality?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Does it value and protect diverse and locally distinctive settlement and townscape character?	?		?		?	
	3 - Does it safe guard historic views and valuable skylines and settlements?	?		?		?	
	4 - Is the site within a main settlement or a key rural settlement?	-		-		-	
	5 - Is the site within close proximity to key services (eg schools, food shops, public transport, health centres etc)?	+		+		+	
	6 - Does it respect and protect existing landscape character?	--		--		--	
14. To increase opportunities for non-car travel and reduce the need for travel	1 - Does the site location encourage the use of existing or provide sustainable modes of travel?	--		--		+	
	2 - Will it reduce the overall impact on traffic sensitive areas?	?		++		?	
	3 - Will it help develop walking, cycling, rail and bus networks to enable residents access to employment, services and facilities?	?	See Assumption	?	See Assumption	?	See Assumption

SA Objective	Questions	Site reference	Comment	Site reference	Comment	Site reference	Comment
		304 250		305 60		306 85	
1. To provide housing that meet the needs of all of our existing and future residents	1 - Will the site deliver affordable housing?	++		++		++	
	2 - Will the site use previously developed land or building?	-		-		-	
	3 - Will it give a high housing yield?	N		N		N	
	4 - Will the site meet local need?	++		++		++	
	5 - Will the site meet cross boundary and or/ neighbouring needs?	++		++		++	
2. To promote safe communities and reduce fear of crime	1 - Will it reduce crime through design measures?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Will it contribute to a safe built environment?	N	See Assumption	N	See Assumption	N	See Assumption
3. Improve access to health facilities and promote wellbeing	1 - Will it improve accessibility to health care for existing residents (including older residents) and provide additional facilities for new residents?	+?		+?		+?	
	2 - Will it support wellbeing including opportunities for recreational/ physical activity?	N		N		N	
	3 - Will it provide new accessible green space?	-?		-?		-?	
4. Maximise the use of previously developed land/ buildings and encourage the efficient use of land	1 - Will it result in the loss of land that has not been previously developed?	-		-		-	
	2 - Is the site capable of supporting higher density development and/ or a mix of uses?	N	See assumption	N	See assumption	N	See assumption
	3 - Does the site allow for the re-use of existing buildings?	N		N		N	
	4 - Will it reduce the amount of derelict, degraded and underused land within the District?	N		N		N	
5. To improve educational attainment of the working age population	Will it reduce the number of working age residents who have no, or lower qualifications?	N	See assumption	N	See assumption	N	See assumption
6. To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	1 - Will it encourage higher skilled economic sectors in the District?	N		N		N	
	2 - Will it encourage new employment that is consistent with local needs?	N		N		N	
	3 - Will it encourage the growth of existing businesses?	N		N		N	
	4 - Will it encourage small businesses to grow?	N		N		N	
7. To reduce water and air pollution	1 - Which Source Protection Zone does the development fall within?	-		-		-	
	2 - Does the site fall within the River Mease SAC?	N		N		N	
	3 - Is the site within or directly connected by road to an AQMA?	N		N		N	
8. To minimise water and increase the recycling and reuse of waste materials	1 - Will it reduce household and/ or commercial waste?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Will it increase waste recovery and recycling?	N		N		N	
	3 - Will it reduce the proportion of waste sent to landfill?	N		N		N	
9. To reduce and manage flood risk and surface water run off	1 - Is the site located outside an area of risk from flooding?	-		-		-	
	2 - Will there be opportunity for flood risk reduction?	?	See Assumption	?	See Assumption	?	See Assumption
10. To reduce and manage the impacts of climate change and the Districts contribution to the causes	1 - Will it reduce the causes of climate change?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Will it encourage the prudent use of energy?	N	See Assumption	N	See Assumption	N	See Assumption
	3 - Will it provide opportunities for additional renewable energy generation capacity within the District?	N	See Assumption	N	See Assumption	N	See Assumption
11. To promote biodiversity protection, enhancement and management of species and habitats	1 - Will it conserve protected/ priority species?	N		N		N	
	2 - Will it conserve protected/ priority habitats and local nature conservation sites?	-		N		N	
	3 - Will it protect statutory designated sites?	N		N		N	
	4 - Will it encourage ecological connectivity (including green corridors and water courses)?	-		-		-	
	1 - Will it preserve and enhance buildings and structures and their settings and contribute to the Districts heritage?	N		N		N	

SA Objective	Questions	Site reference	Comment	Site reference	Comment	Site reference	Comment
		304 250		305 60		306 85	
12. To ensure the protection and enhancement of the historic environment and its setting	2 - Will it preserve and enhance conservation areas including their setting?	N		N		N	
	3 - Will it offer opportunities to bring heritage assets back into active use?	N		N		N	
13. Protect, enhance and manage the character and quality of the landscape and townscape	1 - Will it achieve high quality and sustainable design for buildings, spaces, and the public realm sensitive to the locality?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Does it value and protect diverse and locally distinctive settlement and townscape character?	?		?		?	
	3 - Does it safe guard historic views and valuable skylines and settlements?	?		?		?	
	4 - Is the site within a main settlement or a key rural settlement?	-		-		-	
	5 - Is the site within close proximity to key services (eg schools, food shops, public transport, health centres etc)?	+		+		+	
	6 - Does it respect and protect existing landscape character?	-		-		-	
14. To increase opportunities for non-car travel and reduce the need for travel	1 - Does the site location encourage the use of existing or provide sustainable modes of travel?	+		+		+	
	2 - Will it reduce the overall impact on traffic sensitive areas?	?		?		?	
	3 - Will it help develop walking, cycling, rail and bus networks to enable residents access to employment, services and facilities?	?	See Assumption	?	See Assumption	?	See Assumption

Shenstone

SA Objective	Questions	Site reference	Comment	Site reference	Comment	Site reference	Comment
		4		183		275	
1. To provide housing that meet the needs of all of our existing and future residents	1 - Will the site deliver affordable housing?	++		++		++	
	2 - Will the site use previously developed land or building?	--		--		--	
	3 - Will it give a high housing yield?	N		N		N	
	4 - Will the site meet local need?	++		++		++	
	5 - Will the site meet cross boundary and or/ neighbouring needs?	++		++		++	
2. To promote safe communities and reduce fear of crime	1 - Will it reduce crime through design measures?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Will it contribute to a safe built environment?	N	See Assumption	N	See Assumption	N	See Assumption
3. Improve access to health facilities and promote wellbeing	1 - Will it improve accessibility to health care for existing residents (including older residents) and provide additional facilities for new residents?	+	See Assumption	+	See Assumption	+	See Assumption
	2 - Will it support wellbeing including opportunities for recreational/ physical activity?	+		N		N	
	3 - Will it provide new accessible green space?	-?		-?		-?	
4. Maximise the use of previously developed land/ buildings and encourage the efficient use of land	1 - Will it result in the loss of land that has not been previously developed?	--		--		--	
	2 - Is the site capable of supporting higher density development and/ or a mix of uses?	N	See assumption	N	See assumption	N	See assumption
	3 - Does the site allow for the re-use of existing buildings?	N		N		N	
	4 - Will it reduce the amount of derelict, degraded and underused land within the District?	N		N		N	
5. To improve educational attainment of the working age population	Will it reduce the number of working age residents who have no, or lower qualifications?	N	See assumption	N	See assumption	N	See assumption
6. To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	1 - Will it encourage higher skilled economic sectors in the District?	N		N		N	
	2 - Will it encourage new employment that is consistent with local needs?	N		N		N	
	3 - Will it encourage the growth of existing businesses?	N		N		N	
	4 - Will it encourage small businesses to grow?	N		N		N	
7. To reduce water and air pollution	1 - Which Source Protection Zone does the development fall within?	-		-		-	
	2 - Does the site fall within the River Mease SAC?	N		N		N	
	3 - Is the site within or directly connected by road to an AQMA?	N		N		N	
8. To minimise water and increase the recycling and reuse of waste materials	1 - Will it reduce household and/ or commercial waste?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Will it increase waste recovery and recycling?	N		N		N	
	3 - Will it reduce the proportion of waste sent to landfill?	N		N		N	
9. To reduce and manage flood risk and surface water run off	1 - Is the site located outside an area of risk from flooding?	--		--		--	
	2 - Will there be opportunity for flood risk reduction?	?	See Assumption	?	See Assumption	?	See Assumption
10. To reduce and manage the impacts of climate change and the Districts contribution to the causes	1 - Will it reduce the causes of climate change?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Will it encourage the prudent use of energy?	N	See Assumption	N	See Assumption	N	See Assumption
	3 - Will it provide opportunities for additional renewable energy generation capacity within the District?	N	See Assumption	N	See Assumption	N	See Assumption
11. To promote biodiversity protection, enhancement and management of species and habitats	1 - Will it conserve protected/ priority species?	--		--		--	
	2 - Will it conserve protected/ priority habitats and local nature conservation sites?	--		--		--	
	3 - Will it protect statutory designated sites?	N		N		N	
	4 - Will it encourage ecological connectivity (including green corridors and water courses)?	--		--		--	
12. To ensure the protection and enhancement of the historic environment and its setting	1 - Will it preserve and enhance buildings and structures and their settings and contribute to the Districts heritage?	N	Area is a histroci environment area and has	N		N	
	2 - Will it preserve and enhance conservation areas including their setting?	N		N		N	
	3 - Will it offer opportunities to bring heritage assets back into active use?	N		N		N	
13. Protect, enhance and manage the character and quality of the landscape and townscape	1 - Will it achieve high quality and sustainable design for buildings, spaces, and the public realm sensitive to the locality?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Does it value and protect diverse and locally distinctive settlement and townscape character?	-		?		?	
	3 - Does it safe guard historic views and valuable skylines and settlements?	--		?		?	
	4 - Is the site within a main settlement or a key rural settlement?	+		+		+	
	5 - Is the site within close proximity to key services (eg schools, food shops, public transport, health centres etc)?	+		+		+	
	6 - Does it respect and protect existing landscape character?	--		--		--	



SA Objective	Questions	Site reference	Comment	Site reference	Comment	Site reference	Comment
		4		183		275	
14. To increase opportunities for non-car travel and reduce the need for travel	1 - Does the site location encourage the use of existing or provide sustainable modes of travel?	+		+		+	
	2 - Will it reduce the overall impact on traffic sensitive areas?	?		?		?	
	3 - Will it help develop walking, cycling, rail and bus networks to enable residents access to employment, services and facilities?	?	See Assumption	?	See Assumption	?	See Assumption

SA Objective	Questions	Site reference	Comment	Site reference	Comment	Site reference	Comment
		177		24		159	
1. To provide housing that meet the needs of all of our existing and future residents	1 - Will the site deliver affordable housing?	++		++		++	
	2 - Will the site use previously developed land or building?	++		++		--	
	3 - Will it give a high housing yield?	N		N		N	
	4 - Will the site meet local need?	++		++		++	
	5 - Will the site meet cross boundary and or/ neighbouring needs?	++		++		++	
2. To promote safe communities and reduce fear of crime	1 - Will it reduce crime through design measures?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Will it contribute to a safe built environment?	N	See Assumption	N	See Assumption	N	See Assumption
3. Improve access to health facilities and promote wellbeing	1 - Will it improve accessibility to health care for existing residents (including older residents) and provide additional facilities for new residents?	++	See Assumption	++	See Assumption	++	See Assumption
	2 - Will it support wellbeing including opportunities for recreational/ physical activity?	N		N		++	
	3 - Will it provide new accessible green space?	++		++		++	
4. Maximise the use of previously developed land/ buildings and encourage the efficient use of land	1 - Will it result in the loss of land that has not been previously developed?	++		++		--	
	2 - Is the site capable of supporting higher density development and/ or a mix of uses?	N	See assumption	N	See assumption	N	See assumption
	3 - Does the site allow for the re-use of existing buildings?	++		++		++	
	4 - Will it reduce the amount of derelict, degraded and underused land within the District?	N		N		N	
5. To improve educational attainment of the working age population	Will it reduce the number of working age residents who have no, or lower qualifications?	N	See assumption	N	See assumption	N	See assumption
6. To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	1 - Will it encourage higher skilled economic sectors in the District?	--		--		N	
	2 - Will it encourage new employment that is consistent with local needs?	--		--		N	
	3 - Will it encourage the growth of existing businesses?	--		--		N	
	4 - Will it encourage small businesses to grow?	--		--		N	
7. To reduce water and air pollution	1 - Which Source Protection Zone does the development fall within?	--		--		--	
	2 - Does the site fall within the River Mease SAC?	N		N		N	
	3 - Is the site within or directly connected by road to an AQMA?	N		N		N	
8. To minimise water and increase the recycling and reuse of waste materials	1 - Will it reduce household and/ or commercial waste?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Will it increase waste recovery and recycling?	+		+		N	
	3 - Will it reduce the proportion of waste sent to landfill?	+		+		N	
9. To reduce and manage flood risk and surface water run off	1 - Is the site located outside an area of risk from flooding?	--		--		--	
	2 - Will there be opportunity for flood risk reduction?	?	See Assumption	?	See Assumption	?	See Assumption
10. To reduce and manage the impacts of climate change and the Districts contribution to the causes	1 - Will it reduce the causes of climate change?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Will it encourage the prudent use of energy?	N	See Assumption	N	See Assumption	N	See Assumption
	3 - Will it provide opportunities for additional renewable energy generation capacity within the District?	N	See Assumption	N	See Assumption	N	See Assumption
11. To promote biodiversity protection, enhancement and management of species and habitats	1 - Will it conserve protected/ priority species?	-		-		-	
	2 - Will it conserve protected/ priority habitats and local nature conservation sites?	N		N		-	
	3 - Will it protect statutory designated sites?	N		N		N	
	4 - Will it encourage ecological connectivity (including green corridors and water courses)?	N		N		-	
12. To ensure the protection and enhancement of the historic environment and its setting	1 - Will it preserve and enhance buildings and structures and their settings and contribute to the Districts heritage?	N		N		N	
	2 - Will it preserve and enhance conservation areas including their setting?	N		N		N	
	3 - Will it offer opportunities to bring heritage assets back into active use?	N		N		N	
13. Protect, enhance and manage the character and quality of the landscape and townscape	1 - Will it achieve high quality and sustainable design for buildings, spaces, and the public realm sensitive to the locality?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Does it value and protect diverse and locally distinctive settlement and townscape character?	?		?		?	
	3 - Does it safe guard historic views and valuable skylines and settlements?	?		?		?	
	4 - Is the site within a main settlement or a key rural settlement?	+		+		+	
	5 - Is the site within close proximity to key services (eg schools, food shops, public transport, health centres etc)?	+		+		+	
	6 - Does it respect and protect existing landscape character?	--		--		--	

SA Objective	Questions	Site reference	Comment	Site reference	Comment	Site reference	Comment
		177		24		159	
14. To increase opportunities for non-car travel and reduce the need for travel	1 - Does the site location encourage the use of existing or provide sustainable modes of travel?	+		+		+	
	2 - Will it reduce the overall impact on traffic sensitive areas?	?		?		?	
	3 - Will it help develop walking, cycling, rail and bus networks to enable residents access to employment, services and facilities?	?	See Assumption	?	See Assumption	?	See Assumption
		?		?		?	

		Site reference	Comment	Site reference	Comment	Site reference	Comment
		237		119		53	
SA Objective	Questions						
1. To provide housing that meet the needs of all of our existing and future residents	1 - Will the site deliver affordable housing?	++		++		++	
	2 - Will the site use previously developed land or building?	-		-		-	
	3 - Will it give a high housing yield?	N		N		N	
	4 - Will the site meet local need?	++		++		++	
	5 - Will the site meet cross boundary and or/ neighbouring needs?	++		++		++	
2. To promote safe communities and reduce fear of crime	1 - Will it reduce crime through design measures?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Will it contribute to a safe built environment?	N	See Assumption	N	See Assumption	N	See Assumption
3. Improve access to health facilities and promote wellbeing	1 - Will it improve accessibility to health care for existing residents (including older residents) and provide additional facilities for new residents?	+	See Assumption	+	See Assumption	+	See Assumption
	2 - Will it support wellbeing including opportunities for recreational/ physical activity?	++		++		N	
	3 - Will it provide new accessible green space?	-?		+		-?	
4. Maximise the use of previously developed land/ buildings and encourage the efficient use of land	1 - Will it result in the loss of land that has not been previously developed?	N		N		N	
	2 - Is the site capable of supporting higher density development and/ or a mix of uses?	N	See assumption	N	See assumption	N	See assumption
	3 - Does the site allow for the re-use of existing buildings?	N		+		N	
	4 - Will it reduce the amount of derelict, degraded and underused land within the District?	N		N		N	
5. To improve educational attainment of the working age population	Will it reduce the number of working age residents who have no, or lower qualifications?	N	See assumption	N	See assumption	N	See assumption
6. To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	1 - Will it encourage higher skilled economic sectors in the District?	N		N		N	
	2 - Will it encourage new employment that is consistent with local needs?	N		N		N	
	3 - Will it encourage the growth of existing businesses?	N		N		N	
	4 - Will it encourage small businesses to grow?	N		N		N	
7. To reduce water and air pollution	1 - Which Source Protection Zone does the development fall within?	-		-		-	
	2 - Does the site fall within the River Mease SAC?	N		N		N	
	3 - Is the site within or directly connected by road to an AQMA?	N		N		N	
8. To minimise water and increase the recycling and reuse of waste materials	1 - Will it reduce household and/ or commercial waste?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Will it increase waste recovery and recycling?	N		+		N	
	3 - Will it reduce the proportion of waste sent to landfill?	N		+		N	
9. To reduce and manage flood risk and surface water run off	1 - Is the site located outside an area of risk from flooding?	-		-		-	
	2 - Will there be opportunity for flood risk reduction?	?	See Assumption	?	See Assumption	?	See Assumption
10. To reduce and manage the impacts of climate change and the Districts contribution to the causes	1 - Will it reduce the causes of climate change?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Will it encourage the prudent use of energy?	N	See Assumption	N	See Assumption	N	See Assumption
	3 - Will it provide opportunities for additional renewable energy generation capacity within the District?	N	See Assumption	N	See Assumption	N	See Assumption
11. To promote biodiversity protection, enhancement and management of species and habitats	1 - Will it conserve protected/ priority species?	-		-		-	
	2 - Will it conserve protected/ priority habitats and local nature conservation sites?	-		-		-	
	3 - Will it protect statutory designated sites?	N		N		N	
	4 - Will it encourage ecological connectivity (including green corridors and water courses)?	-		-		N	
12. To ensure the protection and enhancement of the historic environment and its setting	1 - Will it preserve and enhance buildings and structures and their settings and contribute to the Districts heritage?	N		N		-	
	2 - Will it preserve and enhance conservation areas including their setting?	N		N		-	
	3 - Will it offer opportunities to bring heritage assets back into active use?	N		N		-	
13. Protect, enhance and manage the character and quality of the landscape and townscape	1 - Will it achieve high quality and sustainable design for buildings, spaces, and the public realm sensitive to the locality?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Does it value and protect diverse and locally distinctive settlement and townscape character?	?		?		?	
	3 - Does it safe guard historic views and valuable skylines and settlements?	?		?		?	
	4 - Is the site within a main settlement or a key rural settlement?	+		+		+	
	5 - Is the site within close proximity to key services (eg schools, food shops, public transport, health centres etc)?	+		+		+	
	6 - Does it respect and protect existing landscape character?	-		-		-	

		Site reference	Comment	Site reference	Comment	Site reference	Comment
		237		119		53	
SA Objective	Questions						
14. To increase opportunities for non-car travel and reduce the need for travel	1 - Does the site location encourage the use of existing or provide sustainable modes of travel?	+		+		+	
	2 - Will it reduce the overall impact on traffic sensitive areas?	++		?		?	
	3 - Will it help develop walking, cycling, rail and bus networks to enable residents access to employment, services and facilities?	?	See Assumption	?	See Assumption	?	See Assumption

SA Objective	Questions	Site reference	Comment	Site reference	Comment	Site reference	Comment
		211		356		357	
1. To provide housing that meet the needs of all of our existing and future residents	1 - Will the site deliver affordable housing?	++		++		++	
	2 - Will the site use previously developed land or building?	--		--		--	
	3 - Will it give a high housing yield?	N		N		N	
	4 - Will the site meet local need?	++		++		++	
	5 - Will the site meet cross boundary and or/ neighbouring needs?	++		++		++	
2. To promote safe communities and reduce fear of crime	1 - Will it reduce crime through design measures?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Will it contribute to a safe built environment?	N	See Assumption	N	See Assumption	N	See Assumption
3. Improve access to health facilities and promote wellbeing	1 - Will it improve accessibility to health care for existing residents (including older residents) and provide additional facilities for new residents?	+?	See Assumption	+?	See Assumption	+?	See Assumption
	2 - Will it support wellbeing including opportunities for recreational/ physical activity?	N		N		N	
	3 - Will it provide new accessible green space?	-?		-?		-?	
4. Maximise the use of previously developed land/ buildings and encourage the efficient use of land	1 - Will it result in the loss of land that has not been previously developed?	N		N		N	
	2 - Is the site capable of supporting higher density development and/ or a mix of uses?	N	See assumption	N	See assumption	N	See assumption
	3 - Does the site allow for the re-use of existing buildings?	N		N		N	
	4 - Will it reduce the amount of derelict, degraded and underused land within the District?	N		N		N	
5. To improve educational attainment of the working age population	Will it reduce the number of working age residents who have no, or lower qualifications?	N	See assumption	N	See assumption	N	See assumption
6. To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	1 - Will it encourage higher skilled economic sectors in the District?	N		N		N	
	2 - Will it encourage new employment that is consistent with local needs?	N		N		N	
	3 - Will it encourage the growth of existing businesses?	N		N		N	
	4 - Will it encourage small businesses to grow?	N		N		N	
7. To reduce water and air pollution	1 - Which Source Protection Zone does the development fall within?	-		-		-	
	2 - Does the site fall within the River Mease SAC?	N		N		N	
	3 - Is the site within or directly connected by road to an AQMA?	N		N		N	
8. To minimise water and increase the recycling and reuse of waste materials	1 - Will it reduce household and/ or commercial waste?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Will it increase waste recovery and recycling?	N		N		N	
	3 - Will it reduce the proportion of waste sent to landfill?	N		N		N	
9. To reduce and manage flood risk and surface water run off	1 - Is the site located outside an area of risk from flooding?	-		-		-	
	2 - Will there be opportunity for flood risk reduction?	?	See Assumption	?	See Assumption	?	See Assumption
10. To reduce and manage the impacts of climate change and the Districts contribution to the causes	1 - Will it reduce the causes of climate change?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Will it encourage the prudent use of energy?	N	See Assumption	N	See Assumption	N	See Assumption
	3 - Will it provide opportunities for additional renewable energy generation capacity within the District?	N	See Assumption	N	See Assumption	N	See Assumption
11. To promote biodiversity protection, enhancement and management of species and habitats	1 - Will it conserve protected/ priority species?	-		N		-	
	2 - Will it conserve protected/ priority habitats and local nature conservation sites?	-		-		-	
	3 - Will it protect statutory designated sites?	N		N		N	
	4 - Will it encourage ecological connectivity (including green corridors and water courses)?	-		-		-	
12. To ensure the protection and enhancement of the historic environment and its setting	1 - Will it preserve and enhance buildings and structures and their settings and contribute to the Districts heritage?	-		N		N	
	2 - Will it preserve and enhance conservation areas including their setting?	-		N		N	
	3 - Will it offer opportunities to bring heritage assets back into active use?	-		N		N	
13. Protect, enhance and manage the character and quality of the landscape and townscape	1 - Will it achieve high quality and sustainable design for buildings, spaces, and the public realm sensitive to the locality?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Does it value and protect diverse and locally distinctive settlement and townscape character?	?		?		?	
	3 - Does it safe guard historic views and valuable skylines and settlements?	?		?		?	
	4 - Is the site within a main settlement or a key rural settlement?	+		+		+	
	5 - Is the site within close proximity to key services (eg schools, food shops, public transport, health centres etc)?	+		+		+	
	6 - Does it respect and protect existing landscape character?	--		--		--	

SA Objective	Questions	Site reference	Comment	Site reference	Comment	Site reference	Comment
		211		356		357	
14. To increase opportunities for non-car travel and reduce the need for travel	1 - Does the site location encourage the use of existing or provide sustainable modes of travel?	+		+		+	
	2 - Will it reduce the overall impact on traffic sensitive areas?	?		?		?	
	3 - Will it help develop walking, cycling, rail and bus networks to enable residents access to employment, services and facilities?	?	See Assumption	?	See Assumption	?	See Assumption

SA Objective	Questions	Site reference	Comment	Site reference	Comment	Site reference	Comment
		358		223		357	
				123		183	
1. To provide housing that meet the needs of all of our existing and future residents	1 - Will the site deliver affordable housing?	++		++		++	
	2 - Will the site use previously developed land or building?	-		-		--	
	3 - Will it give a high housing yield?	N		N		N	
	4 - Will the site meet local need?	++		++		++	
	5 - Will the site meet cross boundary and or/ neighbouring needs?	++		++		++	
2. To promote safe communities and reduce fear of crime	1 - Will it reduce crime through design measures?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Will it contribute to a safe built environment?	N	See Assumption	N	See Assumption	N	See Assumption
3. Improve access to health facilities and promote wellbeing	1 - Will it improve accessibility to health care for existing residents (including older residents) and provide additional facilities for new residents?	+	See Assumption	+	See Assumption	+	See Assumption
	2 - Will it support wellbeing including opportunities for recreational/ physical activity?	N		N		N	
	3 - Will it provide new accessible green space?	-?		-?		-?	
4. Maximise the use of previously developed land/ buildings and encourage the efficient use of land	1 - Will it result in the loss of land that has not been previously developed?	N		-		--	
	2 - Is the site capable of supporting higher density development and/ or a mix of uses?	N	See assumption	N	See assumption	N	See assumption
	3 - Does the site allow for the re-use of existing buildings?	+		+		N	
	4 - Will it reduce the amount of derelict, degraded and underused land within the District?	N		N		N	
5. To improve educational attainment of the working age population	Will it reduce the number of working age residents who have no, or lower qualifications?	N	See assumption	N	See assumption	N	See assumption
6. To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	1 - Will it encourage higher skilled economic sectors in the District?	N		N		N	
	2 - Will it encourage new employment that is consistent with local needs?	N		N		N	
	3 - Will it encourage the growth of existing businesses?	N		N		N	
	4 - Will it encourage small businesses to grow?	N		N		N	
7. To reduce water and air pollution	1 - Which Source Protection Zone does the development fall within?	-		-		-	
	2 - Does the site fall within the River Mease SAC?	N		N		N	
	3 - Is the site within or directly connected by road to an AQMA?	N		N		N	
8. To minimise water and increase the recycling and reuse of waste materials	1 - Will it reduce household and/ or commercial waste?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Will it increase waste recovery and recycling?	N		N		N	
	3 - Will it reduce the proportion of waste sent to landfill?	N		N		N	
9. To reduce and manage flood risk and surface water run off	1 - Is the site located outside an area of risk from flooding?	-		-		-	
	2 - Will there be opportunity for flood risk reduction?	?	See Assumption	?	See Assumption	?	See Assumption
10. To reduce and manage the impacts of climate change and the Districts contribution to the causes	1 - Will it reduce the causes of climate change?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Will it encourage the prudent use of energy?	N	See Assumption	N	See Assumption	N	See Assumption
	3 - Will it provide opportunities for additional renewable energy generation capacity within the District?	N	See Assumption	N	See Assumption	N	See Assumption
11. To promote biodiversity protection, enhancement and management of species and habitats	1 - Will it conserve protected/ priority species?	-		-		-	
	2 - Will it conserve protected/ priority habitats and local nature conservation sites?	-		-		-	
	3 - Will it protect statutory designated sites?	N		N		N	
	4 - Will it encourage ecological connectivity (including green corridors and water courses)?	-		-		-	
12. To ensure the protection and enhancement of the historic environment and its setting	1 - Will it preserve and enhance buildings and structures and their settings and contribute to the Districts heritage?	N		N		N	
	2 - Will it preserve and enhance conservation areas including their setting?	N		N	site in historic environment area	N	
	3 - Will it offer opportunities to bring heritage assets back into active use?	N		N		N	
13. Protect, enhance and manage the character and quality of the landscape and townscape	1 - Will it achieve high quality and sustainable design for buildings, spaces, and the public realm sensitive to the locality?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Does it value and protect diverse and locally distinctive settlement and townscape character?	?		?		?	
	3 - Does it safe guard historic views and valuable skylines and settlements?	?		?		?	
	4 - Is the site within a main settlement or a key rural settlement?	+		+		--	
	5 - Is the site within close proximity to key services (eg schools, food shops, public transport, health centres etc)?	+		+		--	
	6 - Does it respect and protect existing landscape character?	-		-		--	



SA Objective	Questions	Site reference	Comment	Site reference	Comment	Site reference	Comment
		358		223		357	
				123		183	
	1 - Does the site location encourage the use of existing or provide sustainable modes of travel?	+		+		-	
	2 - Will it reduce the overall impact on traffic sensitive areas?	?		?		?	
14. To increase opportunities for non-car travel and reduce the need for travel	3 - Will it help develop walking, cycling, rail and bus networks to enable residents access to employment, services and facilities?	?	See Assumption	?	See Assumption	?	See Assumption

Whittington

SA Objective	Questions	Site reference	Comment	Site reference	Comment	Site reference	Comment
		273		115		229	
		38		80		10	
1. To provide housing that meet the needs of all of our existing and future residents	1 - Will the site deliver affordable housing?	++		++		-	
	2 - Will the site use previously developed land or building?	++		-		++	
	3 - Will it give a high housing yield?	N		N		N	
	4 - Will the site meet local need?	++		++		++	
	5 - Will the site meet cross boundary and or/ neighbouring needs?	++		++		++	
2. To promote safe communities and reduce fear of crime	1 - Will it reduce crime through design measures?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Will it contribute to a safe built environment?	N	See Assumption	N	See Assumption	N	See Assumption
3. Improve access to health facilities and promote wellbeing	1 - Will it improve accessibility to health care for existing residents (including older residents) and provide additional facilities for new residents?	+?		+?		+?	
	2 - Will it support wellbeing including opportunities for recreational/ physical activity?	++		++		++	
	3 - Will it provide new accessible green space?	-?		-?		-?	
4. Maximise the use of previously developed land/ buildings and encourage the efficient use of land	1 - Will it result in the loss of land that has not been previously developed?	N		N		N	
	2 - Is the site capable of supporting higher density development and/ or a mix of uses?	N	See assumption	N	See assumption	N	See assumption
	3 - Does the site allow for the re-use of existing buildings?	+?		N		+?	
	4 - Will it reduce the amount of derelict, degraded and underused land within the District?	N		N		N	
5. To improve educational attainment of the working age population	Will it reduce the number of working age residents who have no, or lower qualifications?	N	See assumption	N	See assumption	N	See assumption
6. To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	1 - Will it encourage higher skilled economic sectors in the District?	N		N		N	
	2 - Will it encourage new employment that is consistent with local needs?	N		N		N	
	3 - Will it encourage the growth of existing businesses?	N		N		N	
	4 - Will it encourage small businesses to grow?	N		N		N	
7. To reduce water and air pollution	1 - Which Source Protection Zone does the development fall within?	-		-		-	
	2 - Does the site fall within the River Mease SAC?	N		N		N	
	3 - Is the site within or directly connected by road to an AQMA?	N		N		N	
8. To minimise water and increase the recycling and reuse of waste materials	1 - Will it reduce household and/ or commercial waste?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Will it increase waste recovery and recycling?	N		N		N	
	3 - Will it reduce the proportion of waste sent to landfill?	N		N		N	
9. To reduce and manage flood risk and surface water run off	1 - Is the site located outside an area of risk from flooding?	-		-		-	
	2 - Will there be opportunity for flood risk reduction?	?	See Assumption	?	See Assumption	?	See Assumption
10. To reduce and manage the impacts of climate change and the Districts contribution to the causes	1 - Will it reduce the causes of climate change?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Will it encourage the prudent use of energy?	N	See Assumption	N	See Assumption	N	See Assumption
	3 - Will it provide opportunities for additional renewable energy generation capacity within the District?	N	See Assumption	N	See Assumption	N	See Assumption
11. To promote biodiversity protection, enhancement and management of species and habitats	1 - Will it conserve protected/ priority species?	N		-		-	
	2 - Will it conserve protected/ priority habitats and local nature conservation sites?	-		-		-	
	3 - Will it protect statutory designated sites?	N		N		N	
	4 - Will it encourage ecological connectivity (including green corridors and water courses)?	-		-		N	
	1 - Will it preserve and enhance buildings and structures and their settings and contribute to the Districts heritage?	N		N		N	

SA Objective	Questions	Site reference	Comment	Site reference	Comment	Site reference	Comment
		273		115		229	
		38		80		10	
12. To ensure the protection and enhancement of the historic environment and its setting	2 - Will it preserve and enhance conservation areas including their setting?	N		N		N	
	3 - Will it offer opportunities to bring heritage assets back into active use?	N		N		N	
13. Protect, enhance and manage the character and quality of the landscape and townscape	1 - Will it achieve high quality and sustainable design for buildings, spaces, and the public realm sensitive to the locality?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Does it value and protect diverse and locally distinctive settlement and townscape character?	?		?		?	
	3 - Does it safe guard historic views and valuable skylines and settlements?	?		?		?	
	4 - Is the site within a main settlement or a key rural settlement?	+		+		+	
	5 - Is the site within close proximity to key services (eg schools, food shops, public transport, health centres etc)?	+		+		+	
	6 - Does it respect and protect existing landscape character?	-		-		-	
14. To increase opportunities for non-car travel and reduce the need for travel	1 - Does the site location encourage the use of exisiting or provide sustainable modes of travel?	+		+		+	
	2 - Will it reduce the overall impact on traffic sensitive areas?	?		?		++	
	3 - Will it help develop walking, cycling, rail and bus networks to enable residents access to employment, services and facilities?	?	See Assumption	?	See Assumption	?	See Assumption

SA Objective	Questions	Site reference	Comment	Site reference	Comment	Site reference	Comment
		296		143		226	
		10		39		19	
1. To provide housing that meet the needs of all of our existing and future residents	1 - Will the site deliver affordable housing?	-		++		++	
	2 - Will the site use previously developed land or building?	-		-		++	
	3 - Will it give a high housing yield?	N		N		N	
	4 - Will the site meet local need?	++		++		++	
	5 - Will the site meet cross boundary and or/ neighbouring needs?	++		++		++	
2. To promote safe communities and reduce fear of crime	1 - Will it reduce crime through design measures?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Will it contribute to a safe built environment?	N	See Assumption	N	See Assumption	N	See Assumption
3. Improve access to health facilities and promote wellbeing	1 - Will it improve accessibility to health care for existing residents (including older residents) and provide additional facilities for new residents?	+?		+?		+?	
	2 - Will it support wellbeing including opportunities for recreational/ physical activity?	++		++		++	
	3 - Will it provide new accessible green space?	-?		-?		-?	
4. Maximise the use of previously developed land/ buildings and encourage the efficient use of land	1 - Will it result in the loss of land that has not been previously developed?	N		N		N	
	2 - Is the site capable of supporting higher density development and/ or a mix of uses?	N	See assumption	N	See assumption	N	See assumption
	3 - Does the site allow for the re-use of existing buildings?	N		N		+?	
	4 - Will it reduce the amount of derelict, degraded and underused land within the District?	N		N		N	
5. To improve educational attainment of the working age population	Will it reduce the number of working age residents who have no, or lower qualifications?	N	See assumption	N	See assumption	N	See assumption
6. To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	1 - Will it encourage higher skilled economic sectors in the District?	N		N		N	
	2 - Will it encourage new employment that is consistent with local needs?	N		N		N	
	3 - Will it encourage the growth of existing businesses?	N		N		N	
	4 - Will it encourage small businesses to grow?	N		N		N	
7. To reduce water and air pollution	1 - Which Source Protection Zone does the development fall within?	-		-		-	
	2 - Does the site fall within the River Mease SAC?	N		N		N	
	3 - Is the site within or directly connected by road to an AQMA?	N		N		N	
8. To minimise water and increase the recycling and reuse of waste materials	1 - Will it reduce household and/ or commercial waste?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Will it increase waste recovery and recycling?	N		N		N	
	3 - Will it reduce the proportion of waste sent to landfill?	N		N		N	
9. To reduce and manage flood risk and surface water run off	1 - Is the site located outside an area of risk from flooding?	-		-		-	
	2 - Will there be opportunity for flood risk reduction?	?	See Assumption	?	See Assumption	?	See Assumption
10. To reduce and manage the impacts of climate change and the Districts contribution to the causes	1 - Will it reduce the causes of climate change?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Will it encourage the prudent use of energy?	N	See Assumption	N	See Assumption	N	See Assumption
	3 - Will it provide opportunities for additional renewable energy generation capacity within the District?	N	See Assumption	N	See Assumption	N	See Assumption
11. To promote biodiversity protection, enhancement and management of species and habitats	1 - Will it conserve protected/ priority species?	-		-		-	
	2 - Will it conserve protected/ priority habitats and local nature conservation sites?	-		-		-	
	3 - Will it protect statutory designated sites?	N		N		N	
	4 - Will it encourage ecological connectivity (including green corridors and water courses)?	-		-		-	
	1 - Will it preserve and enhance buildings and structures and their settings and contribute to the Districts heritage?	-		N		N	

SA Objective	Questions	Site reference	Comment	Site reference	Comment	Site reference	Comment
		296		143		226	
		10		39		19	
12. To ensure the protection and enhancement of the historic environment and its setting	2 - Will it preserve and enhance conservation areas including their setting?	-		N		N	
	3 - Will it offer opportunities to bring heritage assets back into active use?	?		N		N	
13. Protect, enhance and manage the character and quality of the landscape and townscape	1 - Will it achieve high quality and sustainable design for buildings, spaces, and the public realm sensitive to the locality?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Does it value and protect diverse and locally distinctive settlement and townscape character?	?		?		?	
	3 - Does it safe guard historic views and valuable skylines and settlements?	?		?		?	
	4 - Is the site within a main settlement or a key rural settlement?	+		+		+	
	5 - Is the site within close proximity to key services (eg schools, food shops, public transport, health centres etc)?	+		+		+	
	6 - Does it respect and protect existing landscape character?	-		-		-	
14. To increase opportunities for non-car travel and reduce the need for travel	1 - Does the site location encourage the use of existing or provide sustainable modes of travel?	+		+		+	
	2 - Will it reduce the overall impact on traffic sensitive areas?	++		?		++	
	3 - Will it help develop walking, cycling, rail and bus networks to enable residents access to employment, services and facilities?	?	See Assumption	?	See Assumption	?	See Assumption

Stonnall

		Site reference	Comment	Site reference	Comment	Site reference	Comment
		137		153		154	
<b>SA Objective</b>	<b>Questions</b>	11		62		43	
1. To provide housing that meet the needs of all of our existing and future residents	1 - Will the site deliver affordable housing?	++		++		++	
	2 - Will the site use previously developed land or building?	-		--		-	
	3 - Will it give a high housing yield?	N		N		N	
	4 - Will the site meet local need?	++		++		++	
	5 - Will the site meet cross boundary and or/ neighbouring needs?	++		++		++	
2. To promote safe communities and reduce fear of crime	1 - Will it reduce crime through design measures?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Will it contribute to a safe built environment?	N	See Assumption	N	See Assumption	N	See Assumption
3. Improve access to health facilities and promote wellbeing	1 - Will it improve accessibility to health care for existing residents (including older residents) and provide additional facilities for new residents?	+?		+?		+?	
	2 - Will it support wellbeing including opportunities for recreational/ physical activity?	++		+		++	
	3 - Will it provide new accessible green space?	-?		-?		-?	
4. Maximise the use of previously developed land/ buildings and encourage the efficient use of land	1 - Will it result in the loss of land that has not been previously developed?	++		--		--	
	2 - Is the site capable of supporting higher density development and/ or a mix of uses?	N	See assumption	N	See assumption	N	See assumption
	3 - Does the site allow for the re-use of existing buildings?	+?		N		N	
	4 - Will it reduce the amount of derelict, degraded and underused land within the District?	N		N		N	
	5. To improve educational attainment of the working age population	Will it reduce the number of working age residents who have no, or lower qualifications?	N	See assumption	N	See assumption	N
6. To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	1 - Will it encourage higher skilled economic sectors in the District?	N		N		N	
	2 - Will it encourage new employment that is consistent with local needs?	N		N		N	
	3 - Will it encourage the growth of existing businesses?	N		N		N	
	4 - Will it encourage small businesses to grow?	N		N		N	
7. To reduce water and air pollution	1 - Which Source Protection Zone does the development fall within?	-		-		-	
	2 - Does the site fall within the River Mease SAC?	N		N		N	
	3 - Is the site within or directly connected by road to an AQMA?	N		N		N	
8. To minimise water and increase the recycling and reuse of waste materials	1 - Will it reduce household and/ or commercial waste?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Will it increase waste recovery and recycling?	+		N		N	
	3 - Will it reduce the proportion of waste sent to landfill?	+		N		N	
9. To reduce and manage flood risk and surface water run off	1 - Is the site located outside an area of risk from flooding?	N		-		-	
	2 - Will there be opportunity for flood risk reduction?	?	See Assumption	?	See Assumption	?	See Assumption
10. To reduce and manage the impacts of climate change and the Districts contribution to the causes	1 - Will it reduce the causes of climate change?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Will it encourage the prudent use of energy?	N	See Assumption	N	See Assumption	N	See Assumption
	3 - Will it provide opportunities for additional renewable energy generation capacity within the District?	N	See Assumption	N	See Assumption	N	See Assumption
11. To promote biodiversity protection, enhancement and management of species and habitats	1 - Will it conserve protected/ priority species?	N		--		N	
	2 - Will it conserve protected/ priority habitats and local nature conservation sites?	-		-		-	
	3 - Will it protect statutory designated sites?	N		N		N	
	4 - Will it encourage ecological connectivity (including green corridors and water courses)?	-		-		-	
12. To ensure the protection and enhancement of the historic environment and its setting	1 - Will it preserve and enhance buildings and structures and their settings and contribute to the Districts heritage?	N		N		-	
	2 - Will it preserve and enhance conservation areas including their setting?	N		N		N	
	3 - Will it offer opportunities to bring heritage assets back into active use?	N		N		?	
	1 - Will it achieve high quality and sustainable design for buildings, spaces, and the public realm sensitive to the locality?	N		N	See Assumption	N	
	2 - Does it value and protect diverse and locally distinctive settlement and townscape character?	?		?		?	
	3 - Does it safe guard historic views and valuable skylines and settlements?	?		?		?	



		Site reference	Comment	Site reference	Comment	Site reference	Comment
		137		153		154	
<b>SA Objective</b>	<b>Questions</b>	11		62		43	
13. Protect, enhance and manage the character and quality of the landscape and townscape	4 - Is the site within a main settlement or a key rural settlement?	-		-		-	
	5 - Is the site within close proximity to key services (eg schools, food shops, public transport, health centres etc)?	+		+		+	
	6 - Does it respect and protect existing landscape character?	--		--		--	
14. To increase opportunities for non-car travel and reduce the need for travel	1 - Does the site location encourage the use of existing or provide sustainable modes of travel?	--		--		--	
	2 - Will it reduce the overall impact on traffic sensitive areas?	++		?		?	
	3 - Will it help develop walking, cycling, rail and bus networks to enable residents access to employment, services and facilities?	?		?	See Assumption	?	

		Site reference	Comment	Site reference	Comment	Site reference	Comment
		155		156		121	
<b>SA Objective</b>	<b>Questions</b>	20		52		573	
1. To provide housing that meet the needs of all of our existing and future residents	1 - Will the site deliver affordable housing?	++		++		++	
	2 - Will the site use previously developed land or building?	--		--		--	
	3 - Will it give a high housing yield?	N		N		N	
	4 - Will the site meet local need?	++		++		++	
	5 - Will the site meet cross boundary and or/ neighbouring needs?	++		++		++	
2. To promote safe communities and reduce fear of crime	1 - Will it reduce crime through design measures?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Will it contribute to a safe built environment?	N	See Assumption	N	See Assumption	N	See Assumption
3. Improve access to health facilities and promote wellbeing	1 - Will it improve accessibility to health care for existing residents (including older residents) and provide additional facilities for new residents?	+?		+?		+?	
	2 - Will it support wellbeing including opportunities for recreational/ physical activity?	++		++		++	
	3 - Will it provide new accessible green space?	-?		-?		-?	
4. Maximise the use of previously developed land/ buildings and encourage the efficient use of land	1 - Will it result in the loss of land that has not been previously developed?	--		--		--	
	2 - Is the site capable of supporting higher density development and/ or a mix of uses?	N	See assumption	N	See assumption	N	See assumption
	3 - Does the site allow for the re-use of existing buildings?	N		N		N	
	4 - Will it reduce the amount of derelict, degraded and underused land within the District?	N		N		N	
5. To improve educational attainment of the working age population	Will it reduce the number of working age residents who have no, or lower qualifications?	N	See assumption	N	See assumption	N	See assumption
6. To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	1 - Will it encourage higher skilled economic sectors in the District?	N		N		N	
	2 - Will it encourage new employment that is consistent with local needs?	N		N		N	
	3 - Will it encourage the growth of existing businesses?	N		N		N	
	4 - Will it encourage small businesses to grow?	N		N		N	
7. To reduce water and air pollution	1 - Which Source Protection Zone does the development fall within?	-		-		-	
	2 - Does the site fall within the River Mease SAC?	N		N		N	
	3 - Is the site within or directly connected by road to an AQMA?	N		N		N	
8. To minimise water and increase the recycling and reuse of waste materials	1 - Will it reduce household and/ or commercial waste?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Will it increase waste recovery and recycling?	N		N		N	
	3 - Will it reduce the proportion of waste sent to landfill?	N		N		N	
9. To reduce and manage flood risk and surface water run off	1 - Is the site located outside an area of risk from flooding?	-		-		-	
	2 - Will there be opportunity for flood risk reduction?	?	See Assumption	?	See Assumption	?	See Assumption
10. To reduce and manage the impacts of climate change and the Districts contribution to the causes	1 - Will it reduce the causes of climate change?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Will it encourage the prudent use of energy?	N	See Assumption	N	See Assumption	N	See Assumption
	3 - Will it provide opportunities for additional renewable energy generation capacity within the District?	N	See Assumption	N	See Assumption	N	See Assumption
11. To promote biodiversity protection, enhancement and management of species and habitats	1 - Will it conserve protected/ priority species?	N		N		N	
	2 - Will it conserve protected/ priority habitats and local nature conservation sites?	-		-		-	
	3 - Will it protect statutory designated sites?	N		N		N	
	4 - Will it encourage ecological connectivity (including green corridors and water courses)?	-		-		-	
12. To ensure the protection and enhancement of the historic environment and its setting	1 - Will it preserve and enhance buildings and structures and their settings and contribute to the Districts heritage?	-		-		-	
	2 - Will it preserve and enhance conservation areas including their setting?	N		N		N	
	3 - Will it offer opportunities to bring heritage assets back into active use?	?		?		?	
	1 - Will it achieve high quality and sustainable design for buildings, spaces, and the public realm sensitive to the locality?	N	See Assumption	N		N	See Assumption
	2 - Does it value and protect diverse and locally distinctive settlement and townscape character?	?		?		?	
	3 - Does it safe guard historic views and valuable skylines and settlements?	?		?		?	

		Site reference	Comment	Site reference	Comment	Site reference	Comment
		155		156		121	
<b>SA Objective</b>	<b>Questions</b>	20		52		573	
13. Protect, enhance and manage the character and quality of the landscape and townscape	4 - Is the site within a main settlement or a key rural settlement?	-		-		-	
	5 - Is the site within close proximity to key services (eg schools, food shops, public transport, health centres etc)?	+		+		+	
	6 - Does it respect and protect existing landscape character?	--		--		--	
14. To increase opportunities for non-car travel and reduce the need for travel	1 - Does the site location encourage the use of existing or provide sustainable modes of travel?	--		--		--	
	2 - Will it reduce the overall impact on traffic sensitive areas?	++		?		?	
	3 - Will it help develop walking, cycling, rail and bus networks to enable residents access to employment, services and facilities?	?	See Assumption	?		?	See Assumption

# Kings Bromley

SA Objective	Questions	Site reference	Comment	Site reference	Comment	Site reference	Comment
		167		295		345	
		120		64		64	
1. To provide housing that meet the needs of all of our existing and future residents	1 - Will the site deliver affordable housing?	++		++		++	
	2 - Will the site use previously developed land or building?	--		--		--	
	3 - Will it give a high housing yield?	N		N		N	
	4 - Will the site meet local need?	++		++		++	
	5 - Will the site meet cross boundary and or/ neighbouring needs?	++		++		++	
2. To promote safe communities and reduce fear of crime	1 - Will it reduce crime through design measures?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Will it contribute to a safe built environment?	N	See Assumption	N	See Assumption	N	See Assumption
3. Improve access to health facilities and promote wellbeing	1 - Will it improve accessibility to health care for existing residents (including older residents) and provide additional facilities for new residents?	+?	See Assumption	+?	See Assumption	+?	See Assumption
	2 - Will it support wellbeing including opportunities for recreational/ physical activity?	++		++		++	
	3 - Will it provide new accessible green space?	-?		-?		-?	
4. Maximise the use of previously developed land/ buildings and encourage the efficient use of land	1 - Will it result in the loss of land that has not been previously developed?	--		--		--	
	2 - Is the site capable of supporting higher density development and/ or a mix of uses?	N	See assumption	N	See assumption	N	See assumption
	3 - Does the site allow for the re-use of existing buildings?	N		N		N	
	4 - Will it reduce the amount of derelict, degraded and underused land within the District?	N		N		N	
5. To improve educational attainment of the working age population	Will it reduce the number of working age residents who have no, or lower qualifications?	N	See assumption	N	See assumption	N	See assumption
6. To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	1 - Will it encourage higher skilled economic sectors in the District?	N		N		N	
	2 - Will it encourage new employment that is consistent with local needs?	N		N		N	
	3 - Will it encourage the growth of existing businesses?	N		N		N	
	4 - Will it encourage small businesses to grow?	N		N		N	
7. To reduce water and air pollution	1 - Which Source Protection Zone does the development fall within?	N		N		N	
	2 - Does the site fall within the River Mease SAC?	N		N		N	
	3 - Is the site within or directly connected by road to an AQMA?	N		N		N	
8. To minimise water and increase the recycling and reuse of waste materials	1 - Will it reduce household and/ or commercial waste?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Will it increase waste recovery and recycling?	N		N		N	
	3 - Will it reduce the proportion of waste sent to landfill?	N		N		N	
9. To reduce and manage flood risk and surface water run off	1 - Is the site located outside an area of risk from flooding?	--		--		--	
	2 - Will there be opportunity for flood risk reduction?	?	See Assumption	?	See Assumption	?	See Assumption
10. To reduce and manage the impacts of climate change and the Districts contribution to the causes	1 - Will it reduce the causes of climate change?	N	See Assumption	N	Assumption	N	See Assumption
	2 - Will it encourage the prudent use of energy?	N	See Assumption	N	See Assumption	N	See Assumption
	3 - Will it provide opportunities for additional renewable energy generation capacity within the District?	N	See Assumption	N	See Assumption	N	See Assumption
11. To promote biodiversity protection, enhancement and management of species and habitats	1 - Will it conserve protected/ priority species?	-		-		-	
	2 - Will it conserve protected/ priority habitats and local nature conservation sites?	-		-		-	
	3 - Will it protect statutory designated sites?	N		N		N	
	4 - Will it encourage ecological connectivity (including green corridors and water courses)?	-		-		-	
12. To ensure the protection and enhancement of the historic environment and its setting	1 - Will it preserve and enhance buildings and structures and their settings and contribute to the Districts heritage?	-		N		N	
	2 - Will it preserve and enhance conservation areas including their setting?	N		N		N	
	3 - Will it offer opportunities to bring heritage assets back into active use?	?		N		N	

		Site reference	Comment	Site reference	Comment	Site reference	Comment
		167		295		345	
SA Objective	Questions	120		64		64	
13. Protect, enhance and manage the character and quality of the landscape and townscape	1 - Will it achieve high quality and sustainable design for buildings, spaces, and the public realm sensitive to the locality?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Does it value and protect diverse and locally distinctive settlement and townscape character?	?		?		?	
	3 - Does it safe guard historic views and valuable skylines and settlements?	?		?		?	
	4 - Is the site within a main settlement or a key rural settlement?	-		-		-	
	5 - Is the site within close proximity to key services (eg schools, food shops, public transport, health centres etc)?	+		+		+	
	6 - Does it respect and protect existing landscape character?	-		-		-	
14. To increase opportunities for non-car travel and reduce the need for travel	1 - Does the site location encourage the use of exisiting or provide sustainable modes of travel?	-		-		-	
	2 - Will it reduce the overall impact on traffic sensitive areas?	?		?		?	
	3 - Will it help develop walking, cycling, rail and bus networks to enable residents access to employment, services and facilities?	?	See Assumption	?	See Assumption	?	See Assumption

SA Objective	Questions	Site reference	Comment	Site reference	Comment	Site reference	Comment
		122		212		192	
		57		15		57	
1. To provide housing that meet the needs of all of our existing and future residents	1 - Will the site deliver affordable housing?	++		++		++	
	2 - Will the site use previously developed land or building?	--		--		--	
	3 - Will it give a high housing yield?	N		N		N	
	4 - Will the site meet local need?	++		++		++	
	5 - Will the site meet cross boundary and or/ neighbouring needs?	++		++		++	
2. To promote safe communities and reduce fear of crime	1 - Will it reduce crime through design measures?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Will it contribute to a safe built environment?	N	See Assumption	N	See Assumption	N	See Assumption
3. Improve access to health facilities and promote wellbeing	1 - Will it improve accessibility to health care for existing residents (including older residents) and provide additional facilities for new residents?	+?	See Assumption	+?	See Assumption	+?	See Assumption
	2 - Will it support wellbeing including opportunities for recreational/ physical activity?	++		++		+	
	3 - Will it provide new accessible green space?	-?		-?		-?	
4. Maximise the use of previously developed land/ buildings and encourage the efficient use of land	1 - Will it result in the loss of land that has not been previously developed?	--		--		--	
	2 - Is the site capable of supporting higher density development and/ or a mix of uses?	N	See assumption	N	See assumption	N	See assumption
	3 - Does the site allow for the re-use of existing buildings?	N		N		N	
	4 - Will it reduce the amount of derelict, degraded and underused land within the District?	N		N		N	
5. To improve educational attainment of the working age population	Will it reduce the number of working age residents who have no, or lower qualifications?	N	See assumption	N	See assumption	N	See assumption
6. To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	1 - Will it encourage higher skilled economic sectors in the District?	N		N		N	
	2 - Will it encourage new employment that is consistent with local needs?	N		N		N	
	3 - Will it encourage the growth of existing businesses?	N		N		N	
	4 - Will it encourage small businesses to grow?	N		N		N	
7. To reduce water and air pollution	1 - Which Source Protection Zone does the development fall within?	N		N		N	
	2 - Does the site fall within the River Mease SAC?	N		N		N	
	3 - Is the site within or directly connected by road to an AQMA?	N		N		N	
8. To minimise water and increase the recycling and reuse of waste materials	1 - Will it reduce household and/ or commercial waste?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Will it increase waste recovery and recycling?	N		N		N	
	3 - Will it reduce the proportion of waste sent to landfill?	N		N		N	
9. To reduce and manage flood risk and surface water run off	1 - Is the site located outside an area of risk from flooding?	--		-		-	
	2 - Will there be opportunity for flood risk reduction?	?	See Assumption	?	See Assumption	?	See Assumption
10. To reduce and manage the impacts of climate change and the Districts contribution to the causes	1 - Will it reduce the causes of climate change?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Will it encourage the prudent use of energy?	N	See Assumption	N	See Assumption	N	See Assumption
	3 - Will it provide opportunities for additional renewable energy generation capacity within the District?	N	See Assumption	N	See Assumption	N	See Assumption
11. To promote biodiversity protection, enhancement and management of species and habitats	1 - Will it conserve protected/ priority species?	-		-		-	
	2 - Will it conserve protected/ priority habitats and local nature conservation sites?	-		-		-	
	3 - Will it protect statutory designated sites?	N		N		N	
	4 - Will it encourage ecological connectivity (including green corridors and water courses)?	-		-		-	
12. To ensure the protection and enhancement of the historic environment and its setting	1 - Will it preserve and enhance buildings and structures and their settings and contribute to the Districts heritage?	N		N		N	
	2 - Will it preserve and enhance conservation areas including their setting?	N		N		N	
	3 - Will it offer opportunities to bring heritage assets back into active use?	N		N		N	

		Site reference	Comment	Site reference	Comment	Site reference	Comment
		122		212		192	
SA Objective	Questions	57		15		57	
13. Protect, enhance and manage the character and quality of the landscape and townscape	1 - Will it achieve high quality and sustainable design for buildings, spaces, and the public realm sensitive to the locality?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Does it value and protect diverse and locally distinctive settlement and townscape character?	?		?		?	
	3 - Does it safe guard historic views and valuable skylines and settlements?	?		?		?	
	4 - Is the site within a main settlement or a key rural settlement?	-		-		-	
	5 - Is the site within close proximity to key services (eg schools, food shops, public transport, health centres etc)?	+		+		+	
	6 - Does it respect and protect existing landscape character?	-		-		-	
14. To increase opportunities for non-car travel and reduce the need for travel	1 - Does the site location encourage the use of exisiting or provide sustainable modes of travel?	--		--		--	
	2 - Will it reduce the overall impact on traffic sensitive areas?	?		++		?	
	3 - Will it help develop walking, cycling, rail and bus networks to enable residents access to employment, services and facilities?	?	See Assumption	?	See Assumption	?	See Assumption



		Site reference	Comment
		350	
SA Objective	Questions		
1. To provide housing that meet the needs of all of our existing and future residents	1 - Will the site deliver affordable housing?	++	
	2 - Will the site use previously developed land or building?	--	
	3 - Will it give a high housing yield?	N	
	4 - Will the site meet local need?	++	
	5 - Will the site meet cross boundary and or/ neighbouring needs?	++	
2. To promote safe communities and reduce fear of crime	1 - Will it reduce crime through design measures?	N	See Assumption
	2 - Will it contribute to a safe built environment?	N	See Assumption
3. Improve access to health facilities and promote wellbeing	1 - Will it improve accessibility to health care for existing residents (including older residents) and provide additional facilities for new residents?	+?	See Assumption
	2 - Will it support wellbeing including opportunities for recreational/ physical activity?		
	3 - Will it provide new accessible green space?	-?	
4. Maximise the use of previously developed land/ buildings and encourage the efficient use of land	1 - Will it result in the loss of land that has not been previously developed?	--	
	2 - Is the site capable of supporting higher density development and/ or a mix of uses?	N	See assumption
	3 - Does the site allow for the re-use of existing buildings?	N	
	4 - Will it reduce the amount of derelict, degraded and underused land within the District?	N	
5. To improve educational attainment of the working age population	Will it reduce the number of working age residents who have no, or lower qualifications?	N	See assumption
6. To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	1 - Will it encourage higher skilled economic sectors in the District?	N	
	2 - Will it encourage new employment that is consistent with local needs?	N	
	3 - Will it encourage the growth of existing businesses?	N	
	4 - Will it encourage small businesses to grow?	N	
7. To reduce water and air pollution	1 - Which Source Protection Zone does the development fall within?	N	
	2 - Does the site fall within the River Mease SAC?	N	
	3 - Is the site within or directly connected by road to an AQMA?	N	
8. To minimise water and increase the recycling and reuse of waste materials	1 - Will it reduce household and/ or commercial waste?	N	See Assumption
	2 - Will it increase waste recovery and recycling?	N	
	3 - Will it reduce the proportion of waste sent to landfill?	N	
9. To reduce and manage flood risk and surface water run off	1 - Is the site located outside an area of risk from flooding?	-	
	2 - Will there be opportunity for flood risk reduction?	?	See Assumption
10. To reduce and manage the impacts of climate change and the Districts contribution to the causes	1 - Will it reduce the causes of climate change?	N	See Assumption
	2 - Will it encourage the prudent use of energy?	N	See Assumption
	3 - Will it provide opportunities for additional renewable energy generation capacity within the District?	N	See Assumption
11. To promote biodiversity protection, enhancement and management of species and habitats	1 - Will it conserve protected/ priority species?	-	
	2 - Will it conserve protected/ priority habitats and local nature conservation sites?	-	
	3 - Will it protect statutory designated sites?	N	
	4 - Will it encourage ecological connectivity (including green corridors and water courses)?	-	
12. To ensure the protection and enhancement of the historic environment and its setting	1 - Will it preserve and enhance buildings and structures and their settings and contribute to the Districts heritage?	N	
	2 - Will it preserve and enhance conservation areas including their setting?	N	
	3 - Will it offer opportunities to bring heritage assets back into active use?	N	

		Site reference	Comment
		350	
SA Objective	Questions		
13. Protect, enhance and manage the character and quality of the landscape and townscape	1 - Will it achieve high quality and sustainable design for buildings, spaces, and the public realm sensitive to the locality?	N	See Assumption
	2 - Does it value and protect diverse and locally distinctive settlement and townscape character?	?	
	3 - Does it safe guard historic views and valuable skylines and settlements?	?	
	4 - Is the site within a main settlement or a key rural settlement?	-	
	5 - Is the site within close proximity to key services (eg schools, food shops, public transport, health centres etc)?	+	
	6 - Does it respect and protect existing landscape character?	-	
14. To increase opportunities for non-car travel and reduce the need for travel	1 - Does the site location encourage the use of exisiting or provide sustainable modes of travel?	-	
	2 - Will it reduce the overall impact on traffic sensitive areas?	?	
	3 - Will it help develop walking, cycling, rail and bus networks to enable residents access to employment, services and facilities?	?	See Assumption

Hopwas

SA Objective	Questions	294		256		98	
		71		10		2992	
1. To provide housing that meet the needs of all of our existing and future residents	1 - Will the site deliver affordable housing?	++		--		++	
	2 - Will the site use previously developed land or building?	++		--		--	
	3 - Will it give a high housing yield?	N		N		N	
	4 - Will the site meet local need?	++		++		++	
	5 - Will the site meet cross boundary and or/ neighbouring needs?	++		++		++	
2. To promote safe communities and reduce fear of crime	1 - Will it reduce crime through design measures?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Will it contribute to a safe built environment?	N	See Assumption	N	See Assumption	N	See Assumption
3. Improve access to health facilities and promote wellbeing	1 - Will it improve accessibility to health care for existing residents (including older residents) and provide additional facilities for new residents?	+?		+?		+?	
	2 - Will it support wellbeing including opportunities for recreational/ physical activity?	++		++		N	
	3 - Will it provide new accessible green space?	+?		-?		-?	
4. Maximise the use of previously developed land/ buildings and encourage the efficient use of land	1 - Will it result in the loss of land that has not been previously developed?	++		--		--	
	2 - Is the site capable of supporting higher density development and/ or a mix of uses?	N	See assumption	N	See assumption	N	See assumption
	3 - Does the site allow for the re-use of existing buildings?	+?		N		+?	
	4 - Will it reduce the amount of derelict, degraded and underused land within the District?	N		N		N	
5. To improve educational attainment of the working age population	Will it reduce the number of working age residents who have no, or lower qualifications?	N	See assumption	N	See assumption	N	See assumption
6. To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	1 - Will it encourage higher skilled economic sectors in the District?	N		N		N	
	2 - Will it encourage new employment that is consistent with local needs?	N		N		N	
	3 - Will it encourage the growth of existing businesses?	N		N		N	
	4 - Will it encourage small businesses to grow?	N		N		N	
7. To reduce water and air pollution	1 - Which Source Protection Zone does the development fall within?	N		N		N	
	2 - Does the site fall within the River Mease SAC?	--		N		-	
	3 - Is the site within or directly connected by road to an AQMA?	N		N		N	
8. To minimise water and increase the recycling and reuse of waste materials	1 - Will it reduce household and/ or commercial waste?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Will it increase waste recovery and recycling?	+		N		N	
	3 - Will it reduce the proportion of waste sent to landfill?	+		N		N	
9. To reduce and manage flood risk and surface water run off	1 - Is the site located outside an area of risk from flooding?	N		-		-	
	2 - Will there be opportunity for flood risk reduction?	?	See Assumption	?	See Assumption	?	See Assumption
10. To reduce and manage the impacts of climate change and the Districts contribution to the causes	1 - Will it reduce the causes of climate change?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Will it encourage the prudent use of energy?	N	See Assumption	N	See Assumption	N	See Assumption
	3 - Will it provide opportunities for additional renewable energy generation capacity within the District?	N	See Assumption	N	See Assumption	N	See Assumption
11. To promote biodiversity protection, enhancement and management of species and habitats	1 - Will it conserve protected/ priority species?	-		-		--	
	2 - Will it conserve protected/ priority habitats and local nature conservation sites?	-		-		-	
	3 - Will it protect statutory designated sites?	N		N		N	
	4 - Will it encourage ecological connectivity (including green corridors and water courses)?	-		-		-	
12. To ensure the protection and enhancement of the historic environment and its setting	1 - Will it preserve and enhance buildings and structures and their settings and contribute to the Districts heritage?	-		-		N	
	2 - Will it preserve and enhance conservation areas including their setting?	N		-		N	
	3 - Will it offer opportunities to bring heritage assets back into active use?	N		N		-	
	1 - Will it achieve high quality and sustainable design for buildings, spaces, and the public realm sensitive to the locality?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Does it value and protect diverse and locally distinctive settlement and townscape character?	?		?		?	
	3 - Does it safe guard historic views and valuable skylines and settlements?	?		?		?	
	4 - Is the site within a main settlement or a key rural settlement?	-		-		-	

SA Objective	Questions	Site reference	Comment	Site reference	Comment	Site reference	Comment
		294 71		256 10		98 2992	
13. Protect, enhance and manage the character and quality of the landscape and townscape	5 - Is the site within close proximity to key services (eg schools, food shops, public transport, health centres etc)?	+		+		+	
	6 - Does it respect and protect existing landscape character?	--		--		--	
14. To increase opportunities for non-car travel and reduce the need for travel	1 - Does the site location encourage the use of existing or provide sustainable modes of travel?	--		--		--	
	2 - Will it reduce the overall impact on traffic sensitive areas?	?		++		?	
	3 - Will it help develop walking, cycling, rail and bus networks to enable residents access to employment, services and facilities?	?	See Assumption	?	See Assumption	?	See Assumption

Other Rural

		Site reference	Comment	Site reference	Comment	Site reference	Comment
SA Objective	Questions	8	Other rural	11	Other rural	100	Elford
1. To provide housing that meet the needs of all of our existing and future residents	1 - Will the site deliver affordable housing?	++	See Assumption	++	See Assumption	N	See Assumption
	2 - Will the site use previously developed land or building?	--	See Assumption	--	See Assumption	--	See Assumption
	3 - Will it give a high housing yield?	N	See Assumption	N	See Assumption	N	See Assumption
	4 - Will the site meet local need?	++	See Assumption	++	See Assumption	++	See Assumption
	5 - Will the site meet cross boundary and or/ neighbouring needs?	++	See Assumption	++	See Assumption	++	See Assumption
2. To promote safe communities and reduce fear of crime	1 - Will it reduce crime through design measures?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Will it contribute to a safe built environment?	N	See Assumption	N	See Assumption	N	See Assumption
3. Improve access to health facilities and promote wellbeing	1 - Will it improve accessibility to health care for existing residents (including older residents) and provide additional facilities for new residents?	+?	See Assumption	+?	See Assumption	+?	See Assumption
	2 - Will it support wellbeing including opportunities for recreational/ physical activity?	+?	See Assumption	N	See Assumption	++	See Assumption
	3 - Will it provide new accessible green space?	N	See Assumption	-?	See Assumption	+?	See Assumption
4. Maximise the use of previously developed land/ buildings and encourage the efficient use of land	1 - Will it result in the loss of land that has not been previously developed?	--	See Assumption	--	See Assumption	--	See Assumption
	2 - Is the site capable of supporting higher density development and/ or a mix of uses?	N	See Assumption	N	See Assumption	N	See assumption
	3 - Does the site allow for the re-use of existing buildings?	N	See Assumption	N	See Assumption	N	See assumption
	4 - Will it reduce the amount of derelict, degraded and underused land within the District?	N	See Assumption	N	See Assumption	N	See assumption
5. To improve educational attainment of the working age population	Will it reduce the number of working age residents who have no, or lower qualifications?	N	See Assumption	N	See Assumption	N	See assumption
6. To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	1 - Will it encourage higher skilled economic sectors in the District?	N	See Assumption	N	See Assumption	N	See assumption
	2 - Will it encourage new employment that is consistent with local needs?	N	See Assumption	N	See Assumption	N	See assumption
	3 - Will it encourage the growth of existing businesses?	N	See Assumption	N	See Assumption	N	See assumption
	4 - Will it encourage small businesses to grow?	N	See Assumption	N	See Assumption	N	See assumption
7. To reduce water and air pollution	1 - Which Source Protection Zone does the development fall within?	-	Partially in SPZ 3, mostly not	N	See Assumption	N	See assumption
	2 - Does the site fall within the River Mease SAC?	N	See Assumption	N	See Assumption	N	See assumption
	3 - Is the site within or directly connected by road to an AQMA?	N	See Assumption	N	See Assumption	N	See assumption
8. To minimise water and increase the recycling and reuse of waste materials	1 - Will it reduce household and/ or commercial waste?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Will it increase waste recovery and recycling?	N	See Assumption	N	See Assumption	N	See Assumption
	3 - Will it reduce the proportion of waste sent to landfill?	N	See Assumption	N	See Assumption	N	See Assumption
9. To reduce and manage flood risk and surface water run off	1 - Is the site located outside an area of risk from flooding?	-	See Assumption	-	See Assumption	--	Site is in Flood zone 2 and 3
	2 - Will there be opportunity for flood risk reduction?	?	See Assumption	?	See Assumption	?	See Assumption
10. To reduce and manage the impacts of climate change and the Districts contribution to the causes	1 - Will it reduce the causes of climate change?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Will it encourage the prudent use of energy?	N	See Assumption	N	See Assumption	N	See Assumption
	3 - Will it provide opportunities for additional renewable energy generation capacity within the District?	N	See Assumption	N	See Assumption	N	See Assumption
11. To promote biodiversity protection, enhancement and management of species and habitats	1 - Will it conserve protected/ priority species?	-	See Assumption	-	See Assumption	-	See Assumption
	2 - Will it conserve protected/ priority habitats and local nature conservation sites?	-	See Assumption	-	See Assumption	-	See Assumption
	3 - Will it protect statutory designated sites?	N	See Assumption	N	See Assumption	N	See Assumption
	4 - Will it encourage ecological connectivity (including green corridors and water courses)?	-	Don't know	-	See Assumption	N	See Assumption
	1 - Will it preserve and enhance buildings and structures and their settings and contribute to the Districts heritage?	N	No listed buildings but a Historic Environment Point adjoins boundary?	N	See Assumption	N	See Assumption

		Site reference	Comment	Site reference	Comment	Site reference	Comment
SA Objective	Questions	8	Other rural	11	Other rural	100	Elford
12. To ensure the protection and enhancement of the historic environment and its setting	2 - Will it preserve and enhance conservation areas including their setting?	N	See Assumption	N	See Assumption	N	See Assumption
	3 - Will it offer opportunities to bring heritage assets back into active use?	N	See Assumption	N	See Assumption	N	See Assumption
	1 - Will it achieve high quality and sustainable design for buildings, spaces, and the public realm sensitive to the locality?	N	See Assumption	N	See Assumption	N	See Assumption
13. Protect, enhance and manage the character and quality of the landscape and townscape	2 - Does it value and protect diverse and locally distinctive settlement and townscape character?	N	See Assumption	N	See Assumption	?	See Assumption
	3 - Does it safe guard historic views and valuable skylines and settlements?	N	See Assumption	N	See Assumption	?	See Assumption
	4 - Is the site within a main settlement or a key rural settlement?	--	See Assumption	--	See Assumption	-	See Assumption
	5 - Is the site within close proximity to key services (eg schools, food shops, public transport, health centres etc)?	--	See Assumption	--	See Assumption	+	See Assumption
	6 - Does it respect and protect existing landscape character?	N	See Assumption	N	See Assumption	?	See Assumption
	14. To increase opportunities for non-car travel and reduce the need for travel	1 - Does the site location encourage the use of existing or provide sustainable modes of travel?	--	See Assumption	--	See Assumption	-
2 - Will it reduce the overall impact on traffic sensitive areas?		?	See Assumption	?	See Assumption	++	See Assumption
3 - Will it help develop walking, cycling, rail and bus networks to enable residents access to employment, services and facilities?		?	See Assumption	?	See Assumption	?	See Assumption



		Site reference	Comment	Site reference	Comment	Site reference	Comment
SA Objective	Questions	318	Elford	168	Elford	29	Elford
1. To provide housing that meet the needs of all of our existing and future residents	1 - Will the site deliver affordable housing?	++	See Assumption	++	See Assumption	++	See Assumption
	2 - Will the site use previously developed land or building?	--	See Assumption	--	See Assumption	--	See Assumption
	3 - Will it give a high housing yield?	N	See Assumption	N	See Assumption	N	See Assumption
	4 - Will the site meet local need?	++	See Assumption	++	See Assumption	++	See Assumption
	5 - Will the site meet cross boundary and or/ neighbouring needs?	++	See Assumption	++	See Assumption	++	See Assumption
2. To promote safe communities and reduce fear of crime	1 - Will it reduce crime through design measures?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Will it contribute to a safe built environment?	N	See Assumption	N	See Assumption	N	See Assumption
3. Improve access to health facilities and promote wellbeing	1 - Will it improve accessibility to health care for existing residents (including older residents) and provide additional facilities for new residents?	+	See Assumption	+	See Assumption	+	See Assumption
	2 - Will it support wellbeing including opportunities for recreational/ physical activity?	++	See Assumption	++	See Assumption	++	See Assumption
	3 - Will it provide new accessible green space?	+	See Assumption	+	See Assumption	-?	See Assumption
4. Maximise the use of previously developed land/ buildings and encourage the efficient use of land	1 - Will it result in the loss of land that has not been previously developed?	--	See Assumption	--	See Assumption	--	See Assumption
	2 - Is the site capable of supporting higher density development and/ or a mix of uses?	N	See Assumption	N	See Assumption	N	See Assumption
	3 - Does the site allow for the re-use of existing buildings?	N	See Assumption	N	See Assumption	N	See Assumption
	4 - Will it reduce the amount of derelict, degraded and underused land within the District?	N	See Assumption	N	See Assumption	N	See Assumption
5. To improve educational attainment of the working age population	Will it reduce the number of working age residents who have no, or lower qualifications?	N	See Assumption	N	See Assumption	N	See Assumption
6. To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	1 - Will it encourage higher skilled economic sectors in the District?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Will it encourage new employment that is consistent with local needs?	N	See Assumption	N	See Assumption	N	See Assumption
	3 - Will it encourage the growth of existing businesses?	N	See Assumption	N	See Assumption	N	See Assumption
	4 - Will it encourage small businesses to grow?	N	See Assumption	N	See Assumption	N	See Assumption
7. To reduce water and air pollution	1 - Which Source Protection Zone does the development fall within?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Does the site fall within the River Mease SAC?	N	See Assumption	N	See Assumption	N	See Assumption
	3 - Is the site within or directly connected by road to an AQMA?	N	See Assumption	N	See Assumption	N	See Assumption
8. To minimise water and increase the recycling and reuse of waste materials	1 - Will it reduce household and/ or commercial waste?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Will it increase waste recovery and recycling?	N	See Assumption	N	See Assumption	N	See Assumption
	3 - Will it reduce the proportion of waste sent to landfill?	N	See Assumption	N	See Assumption	N	See Assumption
9. To reduce and manage flood risk and surface water run off	1 - Is the site located outside an area of risk from flooding?	--	See Assumption	--	See Assumption	-	See Assumption
	2 - Will there be opportunity for flood risk reduction?	?	See Assumption	?	See Assumption	?	See Assumption
10. To reduce and manage the impacts of climate change and the Districts contribution to the causes	1 - Will it reduce the causes of climate change?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Will it encourage the prudent use of energy?	N	See Assumption	N	See Assumption	N	See Assumption
	3 - Will it provide opportunities for additional renewable energy generation capacity within the District?	N	See Assumption	N	See Assumption	N	See Assumption
11. To promote biodiversity protection, enhancement and management of species and habitats	1 - Will it conserve protected/ priority species?	-	See Assumption	-	See Assumption	-	See Assumption
	2 - Will it conserve protected/ priority habitats and local nature conservation sites?	-	See Assumption	-	See Assumption	-	See Assumption
	3 - Will it protect statutory designated sites?	N	See Assumption	N	See Assumption	N	See Assumption
	4 - Will it encourage ecological connectivity (including green corridors and water courses)?	N	See Assumption	N	See Assumption	N	See Assumption
	1 - Will it preserve and enhance buildings and structures and their settings and contribute to the Districts heritage?	N	See Assumption	N	See Assumption	N	See Assumption

		Site reference	Comment	Site reference	Comment	Site reference	Comment
SA Objective	Questions	318	Elford	168	Elford	29	Elford
12. To ensure the protection and enhancement of the historic environment and its setting	2 - Will it preserve and enhance conservation areas including their setting?	N	See Assumption	N	See Assumption	-	See Assumption
	3 - Will it offer opportunities to bring heritage assets back into active use?	N	See Assumption	N	See Assumption	N	See Assumption
	1 - Will it achieve high quality and sustainable design for buildings, spaces, and the public realm sensitive to the locality?	N	See Assumption	N	See Assumption	N	See Assumption
13. Protect, enhance and manage the character and quality of the landscape and townscape	2 - Does it value and protect diverse and locally distinctive settlement and townscape character?	?	See Assumption	?	See Assumption	?	See Assumption
	3 - Does it safe guard historic views and valuable skylines and settlements?	?	See Assumption	?	See Assumption	?	See Assumption
	4 - Is the site within a main settlement or a key rural settlement?	-	See Assumption	-	See Assumption	-	See Assumption
	5 - Is the site within close proximity to key services (eg schools, food shops, public transport, health centres etc)?	+	See Assumption	+	See Assumption	+	See Assumption
	6 - Does it respect and protect existing landscape character?	?	See Assumption	-?	See Assumption	-?	See Assumption
	1 - Does the site location encourage the use of existing or provide sustainable modes of travel?	--	See Assumption	--	See Assumption	--	See Assumption
14. To increase opportunities for non-car travel and reduce the need for travel	2 - Will it reduce the overall impact on traffic sensitive areas?	?	See Assumption	?	See Assumption	?	See Assumption
	3 - Will it help develop walking, cycling, rail and bus networks to enable residents access to employment, services and facilities?	?	See Assumption	?	See Assumption	?	See Assumption

		Site reference	Comment	Site reference	Comment	Site reference	Comment
SA Objective	Questions	101	Upper Longdon	343	Upper Longdon	123	Upper Longdon
1. To provide housing that meet the needs of all of our existing and future residents	1 - Will the site deliver affordable housing?	++	See Assumption	++	See Assumption	++	See Assumption
	2 - Will the site use previously developed land or building?	--	See Assumption	--	See Assumption	-	See Assumption
	3 - Will it give a high housing yield?	N	See Assumption	N	See Assumption	N	See Assumption
	4 - Will the site meet local need?	++	See Assumption	++	See Assumption	++	See Assumption
	5 - Will the site meet cross boundary and or/ neighbouring needs?	++	See Assumption	++	See Assumption	++	See Assumption
2. To promote safe communities and reduce fear of crime	1 - Will it reduce crime through design measures?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Will it contribute to a safe built environment?	N	See Assumption	N	See Assumption	N	See Assumption
3. Improve access to health facilities and promote wellbeing	1 - Will it improve accessibility to health care for existing residents (including older residents) and provide additional facilities for new residents?	+?	See Assumption	+?	See Assumption	+?	See Assumption Only one small parcel of open space
	2 - Will it support wellbeing including opportunities for recreational/ physical activity?	N	See Assumption	N	See Assumption	+	See Assumption
	3 - Will it provide new accessible green space?	-?	See Assumption	-?	See Assumption	+?	See Assumption
4. Maximise the use of previously developed land/ buildings and encourage the efficient use of land	1 - Will it result in the loss of land that has not been previously developed?	--	See Assumption	--	See Assumption	-	See Assumption
	2 - Is the site capable of supporting higher density development and/ or a mix of uses?	N	See Assumption	N	See Assumption	N	See Assumption
	3 - Does the site allow for the re-use of existing buildings?	N	See Assumption	N	See Assumption	+?	See Assumption
	4 - Will it reduce the amount of derelict, degraded and underused land within the District?	N	See Assumption	N	See Assumption	N	See Assumption
5. To improve educational attainment of the working age population	Will it reduce the number of working age residents who have no, or lower qualifications?	N	See Assumption	N	See Assumption	N	See Assumption
6. To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	1 - Will it encourage higher skilled economic sectors in the District?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Will it encourage new employment that is consistent with local needs?	N	See Assumption	N	See Assumption	N	See Assumption
	3 - Will it encourage the growth of existing businesses?	N	See Assumption	N	See Assumption	N	See Assumption
	4 - Will it encourage small businesses to grow?	N	See Assumption	N	See Assumption	N	See Assumption
7. To reduce water and air pollution	1 - Which Source Protection Zone does the development fall within?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Does the site fall within the River Mease SAC?	N	See Assumption	N	See Assumption	N	See Assumption
	3 - Is the site within or directly connected by road to an AQMA?	N	See Assumption	N	See Assumption	N	See Assumption
8. To minimise water and increase the recycling and reuse of waste materials	1 - Will it reduce household and/ or commercial waste?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Will it increase waste recovery and recycling?	N	See Assumption	N	See Assumption	+	See Assumption
	3 - Will it reduce the proportion of waste sent to landfill?	N	See Assumption	N	See Assumption	+	See Assumption
9. To reduce and manage flood risk and surface water run off	1 - Is the site located outside an area of risk from flooding?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Will there be opportunity for flood risk reduction?	?	See Assumption	?	See Assumption	?	See Assumption
10. To reduce and manage the impacts of climate change and the Districts contribution to the causes	1 - Will it reduce the causes of climate change?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Will it encourage the prudent use of energy?	N	See Assumption	N	See Assumption	N	See Assumption
	3 - Will it provide opportunities for additional renewable energy generation capacity within the District?	N	See Assumption	N	See Assumption	N	See Assumption
11. To promote biodiversity protection, enhancement and management of species and habitats	1 - Will it conserve protected/ priority species?	--	See Assumption	-	See Assumption	-	See Assumption
	2 - Will it conserve protected/ priority habitats and local nature conservation sites?	--	See Assumption	-	See Assumption	N	See Assumption
	3 - Will it protect statutory designated sites?	N	See Assumption	N	See Assumption	N	See Assumption
	4 - Will it encourage ecological connectivity (including green corridors and water courses)?	N	See Assumption	N	See Assumption	--	See Assumption
	1 - Will it preserve and enhance buildings and structures and their settings and contribute to the Districts heritage?	N	See Assumption	N	See Assumption	-	See Assumption

		Site reference	Comment	Site reference	Comment	Site reference	Comment
SA Objective	Questions	101	Upper Longdon	343	Upper Longdon	123	Upper Longdon
12. To ensure the protection and enhancement of the historic environment and its setting	2 - Will it preserve and enhance conservation areas including their setting?	N	See Assumption	N	See Assumption	N	Site is in AONB
	3 - Will it offer opportunities to bring heritage assets back into active use?	N	See Assumption	N	See Assumption	N	See Assumption
	1 - Will it achieve high quality and sustainable design for buildings, spaces, and the public realm sensitive to the locality?	N	See Assumption	N	See Assumption	N	See Assumption
13. Protect, enhance and manage the character and quality of the landscape and townscape	2 - Does it value and protect diverse and locally distinctive settlement and townscape character?	?	See Assumption	?	See Assumption	?	See Assumption
	3 - Does it safe guard historic views and valuable skylines and settlements?	?	See Assumption	?	See Assumption	?	See Assumption
	4 - Is the site within a main settlement or a key rural settlement?	-	See Assumption	-	See Assumption	-	See Assumption
	5 - Is the site within close proximity to key services (eg schools, food shops, public transport, health centres etc)?	+	See Assumption	+	See Assumption	+	See Assumption
	6 - Does it respect and protect existing landscape character?	-	See Assumption	-	See Assumption	--	See Assumption
	1 - Does the site location encourage the use of existing or provide sustainable modes of travel?	--	See Assumption	--	See Assumption	--	See Assumption
14. To increase opportunities for non-car travel and reduce the need for travel	2 - Will it reduce the overall impact on traffic sensitive areas?	++	See Assumption	++	See Assumption	?	See Assumption
	3 - Will it help develop walking, cycling, rail and bus networks to enable residents access to employment, services and facilities?	?	See Assumption	?	See Assumption	?	See Assumption

		Site reference	Comment	Site reference	Comment	Site reference	Comment
SA Objective	Questions	283	Other rural	102	Other rural	88	Other rural
1. To provide housing that meet the needs of all of our existing and future residents	1 - Will the site deliver affordable housing?	++	See Assumption	++	See Assumption	++	See Assumption
	2 - Will the site use previously developed land or building?	--	See Assumption	--	See Assumption	--	See Assumption
	3 - Will it give a high housing yield?	N	See Assumption	N	See Assumption	N	See Assumption
	4 - Will the site meet local need?	++	See Assumption	++	See Assumption	++	See Assumption
	5 - Will the site meet cross boundary and or/ neighbouring needs?	++	See Assumption	++	See Assumption	++	See Assumption
2. To promote safe communities and reduce fear of crime	1 - Will it reduce crime through design measures?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Will it contribute to a safe built environment?	N	See Assumption	N	See Assumption	N	See Assumption
3. Improve access to health facilities and promote wellbeing	1 - Will it improve accessibility to health care for existing residents (including older residents) and provide additional facilities for new residents?	+?	See Assumption	+?	See Assumption	+?	See Assumption
	2 - Will it support wellbeing including opportunities for recreational/ physical activity?	N	See Assumption	N	See Assumption	N	See Assumption
	3 - Will it provide new accessible green space?	-?	See Assumption	-?	See Assumption	-?	See Assumption
4. Maximise the use of previously developed land/ buildings and encourage the efficient use of land	1 - Will it result in the loss of land that has not been previously developed?	--	See Assumption	--	See Assumption	--	See Assumption
	2 - Is the site capable of supporting higher density development and/ or a mix of uses?	N	See Assumption	N	See Assumption	N	See Assumption
	3 - Does the site allow for the re-use of existing buildings?	N	See Assumption	N	See Assumption	N	See Assumption
	4 - Will it reduce the amount of derelict, degraded and underused land within the District?	N	See Assumption	N	See Assumption	N	See Assumption
5. To improve educational attainment of the working age population	Will it reduce the number of working age residents who have no, or lower qualifications?	N	See Assumption	N	See Assumption	N	See Assumption
6. To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	1 - Will it encourage higher skilled economic sectors in the District?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Will it encourage new employment that is consistent with local needs?	N	See Assumption	N	See Assumption	N	See Assumption
	3 - Will it encourage the growth of existing businesses?	N	See Assumption	N	See Assumption	N	See Assumption
	4 - Will it encourage small businesses to grow?	N	See Assumption	N	See Assumption	N	See Assumption
7. To reduce water and air pollution	1 - Which Source Protection Zone does the development fall within?	N	See Assumption	-	See Assumption	-	See Assumption
	2 - Does the site fall within the River Mease SAC?	N	See Assumption	N	See Assumption	N	See Assumption
	3 - Is the site within or directly connected by road to an AQMA?	N	See Assumption	N	See Assumption	N	See Assumption
8. To minimise water and increase the recycling and reuse of waste materials	1 - Will it reduce household and/ or commercial waste?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Will it increase waste recovery and recycling?	N	See Assumption	N	See Assumption	N	See Assumption
	3 - Will it reduce the proportion of waste sent to landfill?	N	See Assumption	N	See Assumption	N	See Assumption
9. To reduce and manage flood risk and surface water run off	1 - Is the site located outside an area of risk from flooding?	N	See Assumption	-	See Assumption	-	See Assumption
	2 - Will there be opportunity for flood risk reduction?	?	See Assumption	?	See Assumption	?	See Assumption
10. To reduce and manage the impacts of climate change and the Districts contribution to the causes	1 - Will it reduce the causes of climate change?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Will it encourage the prudent use of energy?	N	See Assumption	N	See Assumption	N	See Assumption
	3 - Will it provide opportunities for additional renewable energy generation capacity within the District?	N	See Assumption	N	See Assumption	N	See Assumption
11. To promote biodiversity protection, enhancement and management of species and habitats	1 - Will it conserve protected/ priority species?	-	See Assumption	--	Site in green belt	-	Site in green belt
	2 - Will it conserve protected/ priority habitats and local nature conservation sites?	-	See Assumption	-	See Assumption	-	See Assumption
	3 - Will it protect statutory designated sites?	N	See Assumption	N	See Assumption	N	See Assumption
	4 - Will it encourage ecological connectivity (including green corridors and water courses)?	N	See Assumption	-	See Assumption	N	See Assumption
	1 - Will it preserve and enhance buildings and structures and their settings and contribute to the Districts heritage?	N	See Assumption	--	Grade II* building north of site and historic environment points surrounding site. Site also in historic environment area	N	

		Site reference	Comment	Site reference	Comment	Site reference	Comment
		283	Other rural	102	Other rural	88	Other rural
<b>SA Objective</b>	<b>Questions</b>						
12. To ensure the protection and enhancement of the historic environment and its setting	2 - Will it preserve and enhance conservation areas including their setting?	N	See Assumption	N	Site in green belt	N	Site in green belt
	3 - Will it offer opportunities to bring heritage assets back into active use?	N	See Assumption	?	See Assumption	N	See Assumption
13. Protect, enhance and manage the character and quality of the landscape and townscape	1 - Will it achieve high quality and sustainable design for buildings, spaces, and the public realm sensitive to the locality?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Does it value and protect diverse and locally distinctive settlement and townscape character?	?	See Assumption	?	See Assumption	?	See Assumption
	3 - Does it safe guard historic views and valuable skylines and settlements?	?	See Assumption	?	See Assumption	?	See Assumption
	4 - Is the site within a main settlement or a key rural settlement?	-	See Assumption	-	See Assumption	-	See Assumption
	5 - Is the site within close proximity to key services (eg schools, food shops, public transport, health centres etc)?	+	See Assumption	+	See Assumption	+	See Assumption
	6 - Does it respect and protect existing landscape character?	-	See Assumption	--	See Assumption	--	See Assumption
14. To increase opportunities for non-car travel and reduce the need for travel	1 - Does the site location encourage the use of existing or provide sustainable modes of travel?	--	See Assumption	--	See Assumption	--	See Assumption
	2 - Will it reduce the overall impact on traffic sensitive areas?	?	See Assumption	?	See Assumption	?	See Assumption
	3 - Will it help develop walking, cycling, rail and bus networks to enable residents access to employment, services and facilities?	?	See Assumption	?	See Assumption	?	See Assumption

		Site reference	Comment	Site reference	Comment	Site reference	Comment
SA Objective	Questions	61	Other rural	107	Other rural	251	Other rural
1. To provide housing that meet the needs of all of our existing and future residents	1 - Will the site deliver affordable housing?	++	See Assumption	++	See Assumption	++	See Assumption
	2 - Will the site use previously developed land or building?	-	See Assumption	-	See Assumption	-	See Assumption
	3 - Will it give a high housing yield?	N	See Assumption	N	See Assumption	N	See Assumption
	4 - Will the site meet local need?	++	See Assumption	++	See Assumption	++	See Assumption
	5 - Will the site meet cross boundary and or/ neighbouring needs?	++	See Assumption	++	See Assumption	++	See Assumption
2. To promote safe communities and reduce fear of crime	1 - Will it reduce crime through design measures?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Will it contribute to a safe built environment?	N	See Assumption	N	See Assumption	N	See Assumption
3. Improve access to health facilities and promote wellbeing	1 - Will it improve accessibility to health care for existing residents (including older residents) and provide additional facilities for new residents?	+?	See Assumption	+?	See Assumption	+?	See Assumption
	2 - Will it support wellbeing including opportunities for recreational/ physical activity?	N	See Assumption	N	See Assumption	N	See Assumption
	3 - Will it provide new accessible green space?	-?	See Assumption	-?	a few buildings	+?	See Assumption
4. Maximise the use of previously developed land/ buildings and encourage the efficient use of land	1 - Will it result in the loss of land that has not been previously developed?	-	See Assumption	-	See Assumption	-	See Assumption
	2 - Is the site capable of supporting higher density development and/ or a mix of uses?	N	See Assumption	N	See Assumption	N	See Assumption
	3 - Does the site allow for the re-use of existing buildings?	+?	See Assumption	+?	See Assumption	+?	See Assumption
	4 - Will it reduce the amount of derelict, degraded and underused land within the District?	N	See Assumption	N	See Assumption	N	See Assumption
5. To improve educational attainment of the working age population	Will it reduce the number of working age residents who have no, or lower qualifications?	N	See Assumption	N	See Assumption	N	See Assumption
6. To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	1 - Will it encourage higher skilled economic sectors in the District?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Will it encourage new employment that is consistent with local needs?	N	See Assumption	N	See Assumption	N	See Assumption
	3 - Will it encourage the growth of existing businesses?	N	See Assumption	N	See Assumption	N	See Assumption
	4 - Will it encourage small businesses to grow?	N	See Assumption	N	See Assumption	N	See Assumption
7. To reduce water and air pollution	1 - Which Source Protection Zone does the development fall within?	-	See Assumption	N	See Assumption	N	See Assumption
	2 - Does the site fall within the River Mease SAC?	N	See Assumption	N	See Assumption	N	See Assumption
	3 - Is the site within or directly connected by road to an AQMA?	N	See Assumption	N	See Assumption	N	See Assumption
8. To minimise water and increase the recycling and reuse of waste materials	1 - Will it reduce household and/ or commercial waste?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Will it increase waste recovery and recycling?	N	See Assumption	N	See Assumption	N	See Assumption
	3 - Will it reduce the proportion of waste sent to landfill?	N	See Assumption	N	See Assumption	N	See Assumption
9. To reduce and manage flood risk and surface water run off	1 - Is the site located outside an area of risk from flooding?	-	See Assumption	-	See Assumption	-	See Assumption
	2 - Will there be opportunity for flood risk reduction?	?	See Assumption	?	See Assumption	?	See Assumption
10. To reduce and manage the impacts of climate change and the Districts contribution to the causes	1 - Will it reduce the causes of climate change?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Will it encourage the prudent use of energy?	N	See Assumption	N	See Assumption	N	See Assumption
	3 - Will it provide opportunities for additional renewable energy generation capacity within the District?	N	See Assumption	N	See Assumption	N	See Assumption
11. To promote biodiversity protection, enhancement and management of species and habitats	1 - Will it conserve protected/ priority species?	-	Site in green belt	-	See Assumption	-	See Assumption
	2 - Will it conserve protected/ priority habitats and local nature conservation sites?	N	See Assumption	-	See Assumption	-	See Assumption
	3 - Will it protect statutory designated sites?	N	See Assumption	N	See Assumption	N	See Assumption
	4 - Will it encourage ecological connectivity (including green corridors and water courses)?	N	See Assumption	-	See Assumption	-	See Assumption
	1 - Will it preserve and enhance buildings and structures and their settings and contribute to the Districts heritage?	N	See Assumption	N	See Assumption	N	See Assumption

		Site reference	Comment	Site reference	Comment	Site reference	Comment
		61	Other rural	107	Other rural	251	Other rural
<b>SA Objective</b>	<b>Questions</b>						
12. To ensure the protection and enhancement of the historic environment and its setting	2 - Will it preserve and enhance conservation areas including their setting?	N	Site in green belt	N	Site in green belt	N	Site in green belt
	3 - Will it offer opportunities to bring heritage assets back into active use?	N	See Assumption	N	See Assumption	N	See Assumption
	1 - Will it achieve high quality and sustainable design for buildings, spaces, and the public realm sensitive to the locality?	N	See Assumption	N	See Assumption	N	See Assumption
13. Protect, enhance and manage the character and quality of the landscape and townscape	2 - Does it value and protect diverse and locally distinctive settlement and townscape character?	?	See Assumption	?	See Assumption	?	See Assumption
	3 - Does it safe guard historic views and valuable skylines and settlements?	?	See Assumption	?	See Assumption	?	See Assumption
	4 - Is the site within a main settlement or a key rural settlement?	-	See Assumption	-	See Assumption	-	See Assumption
	5 - Is the site within close proximity to key services (eg schools, food shops, public transport, health centres etc)?	+	See Assumption	+	See Assumption	+	See Assumption
	6 - Does it respect and protect existing landscape character?	--	See Assumption	--	See Assumption	--	See Assumption
	1 - Does the site location encourage the use of existing or provide sustainable modes of travel?	--	See Assumption	--	See Assumption	--	See Assumption
14. To increase opportunities for non-car travel and reduce the need for travel	2 - Will it reduce the overall impact on traffic sensitive areas?	++	See Assumption	?	See Assumption	?	See Assumption
	3 - Will it help develop walking, cycling, rail and bus networks to enable residents access to employment, services and facilities?	?	See Assumption	?	See Assumption	?	See Assumption



		Site reference	Comment	Site reference	Comment	Site reference	Comment
SA Objective	Questions	75	Other rural	76	Other rural	221	
1. To provide housing that meet the needs of all of our existing and future residents	1 - Will the site deliver affordable housing?	++	See Assumption	++	See Assumption	++	
	2 - Will the site use previously developed land or building?	--	See Assumption	--	See Assumption	-	
	3 - Will it give a high housing yield?	N	See Assumption	N	See Assumption	N	See Assumption
	4 - Will the site meet local need?	++	See Assumption	++	See Assumption	++	See Assumption
	5 - Will the site meet cross boundary and or/ neighbouring needs?	++	See Assumption	++	See Assumption	++	See Assumption
2. To promote safe communities and reduce fear of crime	1 - Will it reduce crime through design measures?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Will it contribute to a safe built environment?	N	See Assumption	N	See Assumption	N	See Assumption
3. Improve access to health facilities and promote wellbeing	1 - Will it improve accessibility to health care for existing residents (including older residents) and provide additional facilities for new residents?	+?	See Assumption	+?	See Assumption	+?	See Assumption
	2 - Will it support wellbeing including opportunities for recreational/ physical activity?	N		N		N	
	3 - Will it provide new accessible green space?	-?	See Assumption	-?	See Assumption	-?	
4. Maximise the use of previously developed land/ buildings and encourage the efficient use of land	1 - Will it result in the loss of land that has not been previously developed?	--	See Assumption	--	See Assumption	--	
	2 - Is the site capable of supporting higher density development and/ or a mix of uses?	N	See Assumption	N	See Assumption	N	See assumption
	3 - Does the site allow for the re-use of existing buildings?	N	See Assumption	N	See Assumption	+?	
	4 - Will it reduce the amount of derelict, degraded and underused land within the District?	N	See Assumption	N	See Assumption	N	
5. To improve educational attainment of the working age population	Will it reduce the number of working age residents who have no, or lower qualifications?	N	See Assumption	N	See Assumption	N	See assumption
6. To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	1 - Will it encourage higher skilled economic sectors in the District?	N	See Assumption	N	See Assumption	N	
	2 - Will it encourage new employment that is consistent with local needs?	N	See Assumption	N	See Assumption	N	
	3 - Will it encourage the growth of existing businesses?	N	See Assumption	N	See Assumption	N	
	4 - Will it encourage small businesses to grow?	N	See Assumption	N	See Assumption	N	
7. To reduce water and air pollution	1 - Which Source Protection Zone does the development fall within?	N	See Assumption	N	See Assumption	N	
	2 - Does the site fall within the River Mease SAC?	N	See Assumption	N	See Assumption	N	
	3 - Is the site within or directly connected by road to an AQMA?	N	See Assumption	N	See Assumption	N	
8. To minimise water and increase the recycling and reuse of waste materials	1 - Will it reduce household and/ or commercial waste?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Will it increase waste recovery and recycling?	N	See Assumption	N	See Assumption	N	
	3 - Will it reduce the proportion of waste sent to landfill?	N	See Assumption	N	See Assumption	N	
9. To reduce and manage flood risk and surface water run off	1 - Is the site located outside an area of risk from flooding?	-	See Assumption	-	See Assumption	-	
	2 - Will there be opportunity for flood risk reduction?	?	See Assumption	?	See Assumption	?	See Assumption
10. To reduce and manage the impacts of climate change and the Districts contribution to the causes	1 - Will it reduce the causes of climate change?	N	See Assumption	N		N	See Assumption
	2 - Will it encourage the prudent use of energy?	N	See Assumption	N	See Assumption	N	See Assumption
	3 - Will it provide opportunities for additional renewable energy generation capacity within the District?	N	See Assumption	N	See Assumption	N	See Assumption
11. To promote biodiversity protection, enhancement and management of species and habitats	1 - Will it conserve protected/ priority species?	-	See Assumption	-	See Assumption	-	
	2 - Will it conserve protected/ priority habitats and local nature conservation sites?	-	See Assumption	-	See Assumption	-	
	3 - Will it protect statutory designated sites?	N	See Assumption	N	See Assumption	N	
	4 - Will it encourage ecological connectivity (including green corridors and water courses)?	-	See Assumption	-	See Assumption	-	
	1 - Will it preserve and enhance buildings and structures and their settings and contribute to the Districts heritage?	N	See Assumption	N	See Assumption	N	

		Site reference	Comment	Site reference	Comment	Site reference	Comment
		75	Other rural	76	Other rural	221	
<b>SA Objective</b>	<b>Questions</b>						
12. To ensure the protection and enhancement of the historic environment and its setting	2 - Will it preserve and enhance conservation areas including their setting?	N	Site in green belt	N	Site in green belt	N	
	3 - Will it offer opportunities to bring heritage assets back into active use?	N	See Assumption	N	See Assumption	?	
13. Protect, enhance and manage the character and quality of the landscape and townscape	1 - Will it achieve high quality and sustainable design for buildings, spaces, and the public realm sensitive to the locality?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Does it value and protect diverse and locally distinctive settlement and townscape character?	?	See Assumption	?	See Assumption	?	
	3 - Does it safe guard historic views and valuable skylines and settlements?	?	See Assumption	?	See Assumption	?	
	4 - Is the site within a main settlement or a key rural settlement?	-	See Assumption	-	See Assumption	-	
	5 - Is the site within close proximity to key services (eg schools, food shops, public transport, health centres etc)?	+	See Assumption	+	See Assumption	+	
	6 - Does it respect and protect existing landscape character?	--	See Assumption	--	See Assumption	-	
14. To increase opportunities for non-car travel and reduce the need for travel	1 - Does the site location encourage the use of existing or provide sustainable modes of travel?	--	See Assumption	--	See Assumption	--	
	2 - Will it reduce the overall impact on traffic sensitive areas?	?	See Assumption	?	See Assumption	?	
	3 - Will it help develop walking, cycling, rail and bus networks to enable residents access to employment, services and facilities?	?	See Assumption	?	See Assumption	?	

		Site reference	Comment	Site reference	Comment	Site reference	Comment
		272		170		163	
<b>SA Objective</b>	<b>Questions</b>			14		232	
1. To provide housing that meet the needs of all of our existing and future residents	1 - Will the site deliver affordable housing?	++		++		++	
	2 - Will the site use previously developed land or building?	--		-		--	
	3 - Will it give a high housing yield?	N		N	See Assumption	N	See Assumption
	4 - Will the site meet local need?	++		++	See Assumption	++	See Assumption
	5 - Will the site meet cross boundary and or/ neighbouring needs?	++		++	See Assumption	++	See Assumption
2. To promote safe communities and reduce fear of crime	1 - Will it reduce crime through design measures?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Will it contribute to a safe built environment?	N	See Assumption	N	See Assumption	N	See Assumption
3. Improve access to health facilities and promote wellbeing	1 - Will it improve accessibility to health care for existing residents (including older residents) and provide additional facilities for new residents?	+?	See Assumption	+?	See Assumption	+?	See Assumption
	2 - Will it support wellbeing including opportunities for recreational/ physical activity?	N		N		N	
	3 - Will it provide new accessible green space?	-?		-?		-?	
4. Maximise the use of previously developed land/ buildings and encourage the efficient use of land	1 - Will it result in the loss of land that has not been previously developed?	--		-		--	
	2 - Is the site capable of supporting higher density development and/ or a mix of uses?	N	See assumption	N	See assumption	N	See assumption
	3 - Does the site allow for the re-use of existing buildings?	N		+?		N	
	4 - Will it reduce the amount of derelict, degraded and underused land within the District?	N		N		N	
5. To improve educational attainment of the working age population	Will it reduce the number of working age residents who have no, or lower qualifications?	N	See assumption	N	See assumption	N	See assumption
6. To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	1 - Will it encourage higher skilled economic sectors in the District?	N		N		N	
	2 - Will it encourage new employment that is consistent with local needs?	N		N		N	
	3 - Will it encourage the growth of existing businesses?	N		N		N	
	4 - Will it encourage small businesses to grow?	N		N		N	
7. To reduce water and air pollution	1 - Which Source Protection Zone does the development fall within?	-		-		-	
	2 - Does the site fall within the River Mease SAC?	N		N		N	
	3 - Is the site within or directly connected by road to an AQMA?	N		N		N	
8. To minimise water and increase the recycling and reuse of waste materials	1 - Will it reduce household and/ or commercial waste?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Will it increase waste recovery and recycling?	N		N		N	
	3 - Will it reduce the proportion of waste sent to landfill?	N		N		N	
9. To reduce and manage flood risk and surface water run off	1 - Is the site located outside an area of risk from flooding?	-		-		-	
	2 - Will there be opportunity for flood risk reduction?	?	See Assumption	?	See Assumption	?	See Assumption
10. To reduce and manage the impacts of climate change and the Districts contribution to the causes	1 - Will it reduce the causes of climate change?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Will it encourage the prudent use of energy?	N	See Assumption	N	See Assumption	N	See Assumption
	3 - Will it provide opportunities for additional renewable energy generation capacity within the District?	N	See Assumption	N	See Assumption	N	See Assumption
11. To promote biodiversity protection, enhancement and management of species and habitats	1 - Will it conserve protected/ priority species?	N	See Assumption	N		--	
	2 - Will it conserve protected/ priority habitats and local nature conservation sites?	-	See Assumption	N		-	
	3 - Will it protect statutory designated sites?	N	site within 500m buffer of AONB	N	but site adjacent to SSSI	N	
	4 - Will it encourage ecological connectivity (including green corridors and water courses)?	-	See Assumption	N		-	
	1 - Will it preserve and enhance buildings and structures and their settings and contribute to the Districts heritage?	-	See Assumption	N		N	

		Site reference	Comment	Site reference	Comment	Site reference	Comment
		272		170		163	
<b>SA Objective</b>	<b>Questions</b>			14		232	
12. To ensure the protection and enhancement of the historic environment and its setting	2 - Will it preserve and enhance conservation areas including their setting?	N	See Assumption	N		N	
	3 - Will it offer opportunities to bring heritage assets back into active use?	?	See Assumption	?		?	
13. Protect, enhance and manage the character and quality of the landscape and townscape	1 - Will it achieve high quality and sustainable design for buildings, spaces, and the public realm sensitive to the locality?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Does it value and protect diverse and locally distinctive settlement and townscape character?	?	See Assumption	?		?	
	3 - Does it safe guard historic views and valuable skylines and settlements?	?	See Assumption	?		?	
	4 - Is the site within a main settlement or a key rural settlement?	++	See Assumption	-		-	
	5 - Is the site within close proximity to key services (eg schools, food shops, public transport, health centres etc)?	+	See Assumption	+		+	
	6 - Does it respect and protect existing landscape character?	-	See Assumption	-		-	
14. To increase opportunities for non-car travel and reduce the need for travel	1 - Does the site location encourage the use of existing or provide sustainable modes of travel?	++	See Assumption	-		-	
	2 - Will it reduce the overall impact on traffic sensitive areas?	?	See Assumption	++		?	
	3 - Will it help develop walking, cycling, rail and bus networks to enable residents access to employment, services and facilities?	?	See Assumption	?		?	

		Site reference	Comment	Site reference	Comment	Site reference	Comment
		165		164		216	
<b>SA Objective</b>	<b>Questions</b>	44		14		263	
1. To provide housing that meet the needs of all of our existing and future residents	1 - Will the site deliver affordable housing?	++		++		++	
	2 - Will the site use previously developed land or building?	--		--		--	
	3 - Will it give a high housing yield?	N	See Assumption	N		N	
	4 - Will the site meet local need?	++	See Assumption	++		++	
	5 - Will the site meet cross boundary and or/ neighbouring needs?	++	See Assumption	++		++	
2. To promote safe communities and reduce fear of crime	1 - Will it reduce crime through design measures?	N	See Assumption	N		N	
	2 - Will it contribute to a safe built environment?	N	See Assumption	N		N	
3. Improve access to health facilities and promote wellbeing	1 - Will it improve accessibility to health care for existing residents (including older residents) and provide additional facilities for new residents?	+?	See Assumption	+?		+?	
	2 - Will it support wellbeing including opportunities for recreational/ physical activity?	N		N		+	
	3 - Will it provide new accessible green space?	-?		-?		-?	
4. Maximise the use of previously developed land/ buildings and encourage the efficient use of land	1 - Will it result in the loss of land that has not been previously developed?	--		--		--	
	2 - Is the site capable of supporting higher density development and/ or a mix of uses?	N	See assumption	N		N	
	3 - Does the site allow for the re-use of existing buildings?	N		N		N	
	4 - Will it reduce the amount of derelict, degraded and underused land within the District?	N		N		N	
5. To improve educational attainment of the working age population	Will it reduce the number of working age residents who have no, or lower qualifications?	N	See assumption	N		N	
6. To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	1 - Will it encourage higher skilled economic sectors in the District?	N		N		N	
	2 - Will it encourage new employment that is consistent with local needs?	N		N		N	
	3 - Will it encourage the growth of existing businesses?	N		N		N	
	4 - Will it encourage small businesses to grow?	N		N		N	
7. To reduce water and air pollution	1 - Which Source Protection Zone does the development fall within?	-		-		N	
	2 - Does the site fall within the River Mease SAC?	N		N		N	
	3 - Is the site within or directly connected by road to an AQMA?	N		N		N	
8. To minimise water and increase the recycling and reuse of waste materials	1 - Will it reduce household and/ or commercial waste?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Will it increase waste recovery and recycling?	N		N		N	
	3 - Will it reduce the proportion of waste sent to landfill?	N		N		N	
9. To reduce and manage flood risk and surface water run off	1 - Is the site located outside an area of risk from flooding?	-		-		-	
	2 - Will there be opportunity for flood risk reduction?	?	See Assumption	?	See Assumption	?	See Assumption
10. To reduce and manage the impacts of climate change and the Districts contribution to the causes	1 - Will it reduce the causes of climate change?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Will it encourage the prudent use of energy?	N	See Assumption	N	See Assumption	N	See Assumption
	3 - Will it provide opportunities for additional renewable energy generation capacity within the District?	N	See Assumption	N	See Assumption	N	See Assumption
11. To promote biodiversity protection, enhancement and management of species and habitats	1 - Will it conserve protected/ priority species?	N		N		--	
	2 - Will it conserve protected/ priority habitats and local nature conservation sites?	-		-		N	
	3 - Will it protect statutory designated sites?	N		N		N	
	4 - Will it encourage ecological connectivity (including green corridors and water courses)?	-		N		N	
	1 - Will it preserve and enhance buildings and structures and their settings and contribute to the Districts heritage?	-	Site in close proximity to grade II farmhouse	N		N	

		Site reference	Comment	Site reference	Comment	Site reference	Comment
		165		164		216	
<b>SA Objective</b>	<b>Questions</b>	44		14		263	
12. To ensure the protection and enhancement of the historic environment and its setting	2 - Will it preserve and enhance conservation areas including their setting?	N		N		N	
	3 - Will it offer opportunities to bring heritage assets back into active use?	?		?		?	
	1 - Will it achieve high quality and sustainable design for buildings, spaces, and the public realm sensitive to the locality?	N	See Assumption	N	See Assumption	N	See Assumption
13. Protect, enhance and manage the character and quality of the landscape and townscape	2 - Does it value and protect diverse and locally distinctive settlement and townscape character?	?		?		?	
	3 - Does it safe guard historic views and valuable skylines and settlements?	?		?		?	
	4 - Is the site within a main settlement or a key rural settlement?	-		-		-	
	5 - Is the site within close proximity to key services (eg schools, food shops, public transport, health centres etc)?	+		+		+	
	6 - Does it respect and protect existing landscape character?	-		-		-	
	14. To increase opportunities for non-car travel and reduce the need for travel	1 - Does the site location encourage the use of existing or provide sustainable modes of travel?	-		-		-
2 - Will it reduce the overall impact on traffic sensitive areas?		?		++		?	
3 - Will it help develop walking, cycling, rail and bus networks to enable residents access to employment, services and facilities?		?		?		?	

		Site reference	Comment	Site reference	Comment	Site reference	Comment
		191	SSSI	27		217	SSSI
<b>SA Objective</b>	<b>Questions</b>	34		34		14	
1. To provide housing that meet the needs of all of our existing and future residents	1 - Will the site deliver affordable housing?	++		++		++	
	2 - Will the site use previously developed land or building?	--		--		--	
	3 - Will it give a high housing yield?	N		N		N	
	4 - Will the site meet local need?	++		++		++	
	5 - Will the site meet cross boundary and or/ neighbouring needs?	++		++		++	
2. To promote safe communities and reduce fear of crime	1 - Will it reduce crime through design measures?	N		N		N	
	2 - Will it contribute to a safe built environment?	N		N		N	
3. Improve access to health facilities and promote wellbeing	1 - Will it improve accessibility to health care for existing residents (including older residents) and provide additional facilities for new residents?	+?		+?		+?	
	2 - Will it support wellbeing including opportunities for recreational/ physical activity?	+		N		N	
	3 - Will it provide new accessible green space?	-?		-?		-?	
4. Maximise the use of previously developed land/ buildings and encourage the efficient use of land	1 - Will it result in the loss of land that has not been previously developed?	--		--		--	
	2 - Is the site capable of supporting higher density development and/ or a mix of uses?	N		N		N	
	3 - Does the site allow for the re-use of existing buildings?	N		N		N	
	4 - Will it reduce the amount of derelict, degraded and underused land within the District?	N		N		N	
5. To improve educational attainment of the working age population	Will it reduce the number of working age residents who have no, or lower qualifications?	N		N		N	
6. To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	1 - Will it encourage higher skilled economic sectors in the District?	N		N		N	
	2 - Will it encourage new employment that is consistent with local needs?	N		N		N	
	3 - Will it encourage the growth of existing businesses?	N		N		N	
	4 - Will it encourage small businesses to grow?	N		N		N	
7. To reduce water and air pollution	1 - Which Source Protection Zone does the development fall within?	N		-		-	
	2 - Does the site fall within the River Mease SAC?	N		N		N	
	3 - Is the site within or directly connected by road to an AQMA?	N		N		N	
8. To minimise water and increase the recycling and reuse of waste materials	1 - Will it reduce household and/ or commercial waste?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Will it increase waste recovery and recycling?	N		N		N	
	3 - Will it reduce the proportion of waste sent to landfill?	N		N		N	
9. To reduce and manage flood risk and surface water run off	1 - Is the site located outside an area of risk from flooding?	-		-		-	
	2 - Will there be opportunity for flood risk reduction?	?	See Assumption	?	See Assumption	?	See Assumption
10. To reduce and manage the impacts of climate change and the Districts contribution to the causes	1 - Will it reduce the causes of climate change?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Will it encourage the prudent use of energy?	N	See Assumption	N	See Assumption	N	See Assumption
	3 - Will it provide opportunities for additional renewable energy generation capacity within the District?	N	See Assumption	N	See Assumption	N	See Assumption
11. To promote biodiversity protection, enhancement and management of species and habitats	1 - Will it conserve protected/ priority species?	--		-		-	
	2 - Will it conserve protected/ priority habitats and local nature conservation sites?	-		N		-	
	3 - Will it protect statutory designated sites?	--	Site is SSSI	N		--	Site is SSSI
	4 - Will it encourage ecological connectivity (including green corridors and water courses)?	N		N		N	
	1 - Will it preserve and enhance buildings and structures and their settings and contribute to the Districts heritage?	N		N		N	

		Site reference	Comment	Site reference	Comment	Site reference	Comment
		191	SSSI	27		217	SSSI
<b>SA Objective</b>	<b>Questions</b>	34		34		14	
12. To ensure the protection and enhancement of the historic environment and its setting	2 - Will it preserve and enhance conservation areas including their setting?	N		N		N	
	3 - Will it offer opportunities to bring heritage assets back into active use?	?		?		?	
	1 - Will it achieve high quality and sustainable design for buildings, spaces, and the public realm sensitive to the locality?	N	See Assumption	N	See Assumption	N	See Assumption
13. Protect, enhance and manage the character and quality of the landscape and townscape	2 - Does it value and protect diverse and locally distinctive settlement and townscape character?	?		?		?	
	3 - Does it safe guard historic views and valuable skylines and settlements?	?		?		?	
	4 - Is the site within a main settlement or a key rural settlement?	-		-		-	
	5 - Is the site within close proximity to key services (eg schools, food shops, public transport, health centres etc)?	+		+		+	
	6 - Does it respect and protect existing landscape character?	-		-		-	
	14. To increase opportunities for non-car travel and reduce the need for travel	1 - Does the site location encourage the use of existing or provide sustainable modes of travel?	-		-		-
2 - Will it reduce the overall impact on traffic sensitive areas?		?		?		++	
3 - Will it help develop walking, cycling, rail and bus networks to enable residents access to employment, services and facilities?		?		?		?	



		Site reference	Comment	Site reference	Comment	Site reference	Comment
		78	other rural	349	other rural	271	other rural
<b>SA Objective</b>	<b>Questions</b>						
1. To provide housing that meet the needs of all of our existing and future residents	1 - Will the site deliver affordable housing?	++	See Assumption	++	See Assumption	++	
	2 - Will the site use previously developed land or building?	-	See Assumption	--	See Assumption	-	
	3 - Will it give a high housing yield?	N	See Assumption	N	See Assumption	N	
	4 - Will the site meet local need?	++	See Assumption	++	See Assumption	++	
	5 - Will the site meet cross boundary and or/ neighbouring needs?	++	See Assumption	++	See Assumption	++	
2. To promote safe communities and reduce fear of crime	1 - Will it reduce crime through design measures?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Will it contribute to a safe built environment?	N	See Assumption	N	See Assumption	N	See Assumption
3. Improve access to health facilities and promote wellbeing	1 - Will it improve accessibility to health care for existing residents (including older residents) and provide additional facilities for new residents?	+?	See Assumption	+?	See Assumption	+?	See Assumption
	2 - Will it support wellbeing including opportunities for recreational/ physical activity?	++	See Assumption	++	See Assumption	N	
	3 - Will it provide new accessible green space?	-?	See Assumption	-?	See Assumption	-?	
4. Maximise the use of previously developed land/ buildings and encourage the efficient use of land	1 - Will it result in the loss of land that has not been previously developed?	--	See Assumption	--	See Assumption	-	
	2 - Is the site capable of supporting higher density development and/ or a mix of uses?	N	See assumption	N	See assumption	N	See assumption
	3 - Does the site allow for the re-use of existing buildings?	+?	See assumption	N	See assumption	+?	
	4 - Will it reduce the amount of derelict, degraded and underused land within the District?	N	See assumption	N	See assumption	N	
5. To improve educational attainment of the working age population	Will it reduce the number of working age residents who have no, or lower qualifications?	N	See assumption	N	See assumption	N	See assumption
6. To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	1 - Will it encourage higher skilled economic sectors in the District?	N	See Assumption	N	See Assumption	N	
	2 - Will it encourage new employment that is consistent with local needs?	N	See Assumption	N	See Assumption	N	
	3 - Will it encourage the growth of existing businesses?	N	See Assumption	N	See Assumption	N	
	4 - Will it encourage small businesses to grow?	N	See Assumption	N	See Assumption	N	
7. To reduce water and air pollution	1 - Which Source Protection Zone does the development fall within?	-	See Assumption	-	See Assumption	-	
	2 - Does the site fall within the River Mease SAC?	N	See Assumption	N	See Assumption	N	
	3 - Is the site within or directly connected by road to an AQMA?	N	See Assumption	N	See Assumption	N	
8. To minimise water and increase the recycling and reuse of waste materials	1 - Will it reduce household and/ or commercial waste?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Will it increase waste recovery and recycling?	N	See Assumption	N	See Assumption	N	
	3 - Will it reduce the proportion of waste sent to landfill?	N	See Assumption	N	See Assumption	N	
9. To reduce and manage flood risk and surface water run off	1 - Is the site located outside an area of risk from flooding?	--	See Assumption	--	See Assumption	--	
	2 - Will there be opportunity for flood risk reduction?	?	See Assumption	?	See Assumption	?	See Assumption
10. To reduce and manage the impacts of climate change and the Districts contribution to the causes	1 - Will it reduce the causes of climate change?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Will it encourage the prudent use of energy?	N	See Assumption	N	See Assumption	N	See Assumption
	3 - Will it provide opportunities for additional renewable energy generation capacity within the District?	N	See Assumption	N	See Assumption	N	See Assumption
11. To promote biodiversity protection, enhancement and management of species and habitats	1 - Will it conserve protected/ priority species?	-	See Assumption	-	See Assumption	-	
	2 - Will it conserve protected/ priority habitats and local nature conservation sites?	-	See Assumption	-	See Assumption	-	
	3 - Will it protect statutory designated sites?	N	See Assumption	N	See Assumption	N	
	4 - Will it encourage ecological connectivity (including green corridors and water courses)?	N	See Assumption	N	See Assumption	-	
	1 - Will it preserve and enhance buildings and structures and their settings and contribute to the Districts heritage?	--	grade I* church within 300m of setting of site	--	grade I* church within 300m of setting of site	N	

		Site reference	Comment	Site reference	Comment	Site reference	Comment
		78	other rural	349	other rural	271	other rural
<b>SA Objective</b>	<b>Questions</b>						
12. To ensure the protection and enhancement of the historic environment and its setting	2 - Will it preserve and enhance conservation areas including their setting?	N	See Assumption	N	See Assumption	N	
	3 - Will it offer opportunities to bring heritage assets back into active use?	?	See Assumption	?	See Assumption	N	
13. Protect, enhance and manage the character and quality of the landscape and townscape	1 - Will it achieve high quality and sustainable design for buildings, spaces, and the public realm sensitive to the locality?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Does it value and protect diverse and locally distinctive settlement and townscape character?	?	See Assumption	?	See Assumption	?	
	3 - Does it safe guard historic views and valuable skylines and settlements?	?	See Assumption	?	See Assumption	?	
	4 - Is the site within a main settlement or a key rural settlement?	++	See Assumption	++	See Assumption	+	
	5 - Is the site within close proximity to key services (eg schools, food shops, public transport, health centres etc)?	+	See Assumption	+	See Assumption	+	
	6 - Does it respect and protect existing landscape character?	-	See Assumption	-	See Assumption	-	
14. To increase opportunities for non-car travel and reduce the need for travel	1 - Does the site location encourage the use of existing or provide sustainable modes of travel?	++	See Assumption	++	See Assumption	+	
	2 - Will it reduce the overall impact on traffic sensitive areas?	?	See Assumption	?	See Assumption	?	
	3 - Will it help develop walking, cycling, rail and bus networks to enable residents access to employment, services and facilities?	?	See Assumption	?	See Assumption	?	See Assumption

		Site reference	Comment	Site reference	Comment	Site reference	Comment
SA Objective	Questions	303	other rural	215	other rural	263	
1. To provide housing that meet the needs of all of our existing and future residents	1 - Will the site deliver affordable housing?	++		++		++	
	2 - Will the site use previously developed land or building?	--		--		--	
	3 - Will it give a high housing yield?	N		N		N	
	4 - Will the site meet local need?	++		++		++	
	5 - Will the site meet cross boundary and or/ neighbouring needs?	++		++		++	
2. To promote safe communities and reduce fear of crime	1 - Will it reduce crime through design measures?	N	See Assumption	N		N	
	2 - Will it contribute to a safe built environment?	N	See Assumption	N		N	
3. Improve access to health facilities and promote wellbeing	1 - Will it improve accessibility to health care for existing residents (including older residents) and provide additional facilities for new residents?	+?		+?		+?	
	2 - Will it support wellbeing including opportunities for recreational/ physical activity?	N		N		++	
	3 - Will it provide new accessible green space?	-?		-?		-?	
4. Maximise the use of previously developed land/ buildings and encourage the efficient use of land	1 - Will it result in the loss of land that has not been previously developed?	--		--		--	
	2 - Is the site capable of supporting higher density development and/ or a mix of uses?	N	See assumption	N		N	
	3 - Does the site allow for the re-use of existing buildings?	N		N		N	
	4 - Will it reduce the amount of derelict, degraded and underused land within the District?	N		N		N	
5. To improve educational attainment of the working age population	Will it reduce the number of working age residents who have no, or lower qualifications?	N	See assumption	N		N	
6. To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	1 - Will it encourage higher skilled economic sectors in the District?	N		N		N	
	2 - Will it encourage new employment that is consistent with local needs?	N		N		N	
	3 - Will it encourage the growth of existing businesses?	N		N		N	
	4 - Will it encourage small businesses to grow?	N		N		N	
7. To reduce water and air pollution	1 - Which Source Protection Zone does the development fall within?	-		N		N	
	2 - Does the site fall within the River Mease SAC?	N		N		N	
	3 - Is the site within or directly connected by road to an AQMA?	N		N		N	
8. To minimise water and increase the recycling and reuse of waste materials	1 - Will it reduce household and/ or commercial waste?	N	See Assumption	N		N	
	2 - Will it increase waste recovery and recycling?	N		N		N	
	3 - Will it reduce the proportion of waste sent to landfill?	N		N		N	
9. To reduce and manage flood risk and surface water run off	1 - Is the site located outside an area of risk from flooding?	-		-		-	
	2 - Will there be opportunity for flood risk reduction?	?	See Assumption	?	See Assumption	?	See Assumption
10. To reduce and manage the impacts of climate change and the Districts contribution to the causes	1 - Will it reduce the causes of climate change?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Will it encourage the prudent use of energy?	N	See Assumption	N	See Assumption	N	See Assumption
	3 - Will it provide opportunities for additional renewable energy generation capacity within the District?	N	See Assumption	N	See Assumption	N	See Assumption
11. To promote biodiversity protection, enhancement and management of species and habitats	1 - Will it conserve protected/ priority species?	N		N		-	
	2 - Will it conserve protected/ priority habitats and local nature conservation sites?	-		-		-	
	3 - Will it protect statutory designated sites?	N		N		N	
	4 - Will it encourage ecological connectivity (including green corridors and water courses)?	-		-		-	
	1 - Will it preserve and enhance buildings and structures and their settings and contribute to the Districts heritage?	-		N		N	

		Site reference	Comment	Site reference	Comment	Site reference	Comment
		303	other rural	215	other rural	263	
<b>SA Objective</b>	<b>Questions</b>						
12. To ensure the protection and enhancement of the historic environment and its setting	2 - Will it preserve and enhance conservation areas including their setting?	-		N		N	
	3 - Will it offer opportunities to bring heritage assets back into active use?	?		N		N	
13. Protect, enhance and manage the character and quality of the landscape and townscape	1 - Will it achieve high quality and sustainable design for buildings, spaces, and the public realm sensitive to the locality?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Does it value and protect diverse and locally distinctive settlement and townscape character?	?		?		?	
	3 - Does it safe guard historic views and valuable skylines and settlements?	?		?		?	
	4 - Is the site within a main settlement or a key rural settlement?	-		-		-	
	5 - Is the site within close proximity to key services (eg schools, food shops, public transport, health centres etc)?	+		+		+	
	6 - Does it respect and protect existing landscape character?	--		--		--	
14. To increase opportunities for non-car travel and reduce the need for travel	1 - Does the site location encourage the use of existing or provide sustainable modes of travel?	--		--		--	
	2 - Will it reduce the overall impact on traffic sensitive areas?	?		++		++	
	3 - Will it help develop walking, cycling, rail and bus networks to enable residents access to employment, services and facilities?	?	See Assumption	?	See Assumption	?	

		Site reference	Comment	Site reference	Comment	Site reference	Comment
SA Objective	Questions	207		124		160	
1. To provide housing that meet the needs of all of our existing and future residents	1 - Will the site deliver affordable housing?	++		++		++	
	2 - Will the site use previously developed land or building?	--		--		--	
	3 - Will it give a high housing yield?	N		N		N	
	4 - Will the site meet local need?	++		++		++	
	5 - Will the site meet cross boundary and or/ neighbouring needs?	++		++		++	
2. To promote safe communities and reduce fear of crime	1 - Will it reduce crime through design measures?	N		N		N	
	2 - Will it contribute to a safe built environment?	N		N		N	
3. Improve access to health facilities and promote wellbeing	1 - Will it improve accessibility to health care for existing residents (including older residents) and provide additional facilities for new residents?	+?		+?		+?	
	2 - Will it support wellbeing including opportunities for recreational/ physical activity?	++		++		++	
	3 - Will it provide new accessible green space?	-?		-?		-?	
4. Maximise the use of previously developed land/ buildings and encourage the efficient use of land	1 - Will it result in the loss of land that has not been previously developed?	--		--		--	
	2 - Is the site capable of supporting higher density development and/ or a mix of uses?	N		N		N	
	3 - Does the site allow for the re-use of existing buildings?	N		N		N	
	4 - Will it reduce the amount of derelict, degraded and underused land within the District?	N		N		N	
5. To improve educational attainment of the working age population	Will it reduce the number of working age residents who have no, or lower qualifications?	N		N		N	
6. To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	1 - Will it encourage higher skilled economic sectors in the District?	N		N		N	
	2 - Will it encourage new employment that is consistent with local needs?	N		N		N	
	3 - Will it encourage the growth of existing businesses?	N		N		N	
	4 - Will it encourage small businesses to grow?	N		N		N	
7. To reduce water and air pollution	1 - Which Source Protection Zone does the development fall within?	N		N		N	
	2 - Does the site fall within the River Mease SAC?	N		N		N	
	3 - Is the site within or directly connected by road to an AQMA?	N		N		N	
8. To minimise water and increase the recycling and reuse of waste materials	1 - Will it reduce household and/ or commercial waste?	N		N		N	
	2 - Will it increase waste recovery and recycling?	N		N		N	
	3 - Will it reduce the proportion of waste sent to landfill?	N		N		N	
9. To reduce and manage flood risk and surface water run off	1 - Is the site located outside an area of risk from flooding?	--		-		-	
	2 - Will there be opportunity for flood risk reduction?	?	See Assumption	?	See Assumption	?	See Assumption
10. To reduce and manage the impacts of climate change and the Districts contribution to the causes	1 - Will it reduce the causes of climate change?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Will it encourage the prudent use of energy?	N	See Assumption	N	See Assumption	N	See Assumption
	3 - Will it provide opportunities for additional renewable energy generation capacity within the District?	N	See Assumption	N	See Assumption	N	See Assumption
11. To promote biodiversity protection, enhancement and management of species and habitats	1 - Will it conserve protected/ priority species?	--		-		-	
	2 - Will it conserve protected/ priority habitats and local nature conservation sites?	N		-		-	
	3 - Will it protect statutory designated sites?	N		N		N	
	4 - Will it encourage ecological connectivity (including green corridors and water courses)?	-		-		-	
	1 - Will it preserve and enhance buildings and structures and their settings and contribute to the Districts heritage?	-		-		-	

		Site reference	Comment	Site reference	Comment	Site reference	Comment
		207		124		160	
<b>SA Objective</b>	<b>Questions</b>						
12. To ensure the protection and enhancement of the historic environment and its setting	2 - Will it preserve and enhance conservation areas including their setting?	N		N		N	
	3 - Will it offer opportunities to bring heritage assets back into active use?	?		?		?	
13. Protect, enhance and manage the character and quality of the landscape and townscape	1 - Will it achieve high quality and sustainable design for buildings, spaces, and the public realm sensitive to the locality?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Does it value and protect diverse and locally distinctive settlement and townscape character?	?		?		?	
	3 - Does it safe guard historic views and valuable skylines and settlements?	?		?		?	
	4 - Is the site within a main settlement or a key rural settlement?	-		-		-	
	5 - Is the site within close proximity to key services (eg schools, food shops, public transport, health centres etc)?	+		+		+	
	6 - Does it respect and protect existing landscape character?	--		--		--	
14. To increase opportunities for non-car travel and reduce the need for travel	1 - Does the site location encourage the use of existing or provide sustainable modes of travel?	--		--		--	
	2 - Will it reduce the overall impact on traffic sensitive areas?	?		?		?	
	3 - Will it help develop walking, cycling, rail and bus networks to enable residents access to employment, services and facilities?	?		?		?	

		Site reference	Comment	Site reference	Comment	Site reference	Comment
		268		348	Hill Ridware	322	Hill Ridware
SA Objective	Questions						
1. To provide housing that meet the needs of all of our existing and future residents	1 - Will the site deliver affordable housing?	++		++		++	
	2 - Will the site use previously developed land or building?	--		--		--	
	3 - Will it give a high housing yield?	N		N		N	
	4 - Will the site meet local need?	++		++		++	
	5 - Will the site meet cross boundary and or/ neighbouring needs?	++		++		++	
2. To promote safe communities and reduce fear of crime	1 - Will it reduce crime through design measures?	N		N		N	
	2 - Will it contribute to a safe built environment?	N		N		N	
3. Improve access to health facilities and promote wellbeing	1 - Will it improve accessibility to health care for existing residents (including older residents) and provide additional facilities for new residents?	+?		+?		+?	
	2 - Will it support wellbeing including opportunities for recreational/ physical activity?	+		++		++	
	3 - Will it provide new accessible green space?	-?		-?		-?	
4. Maximise the use of previously developed land/ buildings and encourage the efficient use of land	1 - Will it result in the loss of land that has not been previously developed?	--		--		--	
	2 - Is the site capable of supporting higher density development and/ or a mix of uses?	N		N		N	
	3 - Does the site allow for the re-use of existing buildings?	N		N		N	
	4 - Will it reduce the amount of derelict, degraded and underused land within the District?	N		N		N	
5. To improve educational attainment of the working age population	Will it reduce the number of working age residents who have no, or lower qualifications?	N		N		N	
6. To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	1 - Will it encourage higher skilled economic sectors in the District?	N		N		N	
	2 - Will it encourage new employment that is consistent with local needs?	N		N		N	
	3 - Will it encourage the growth of existing businesses?	N		N		N	
	4 - Will it encourage small businesses to grow?	N		N		N	
7. To reduce water and air pollution	1 - Which Source Protection Zone does the development fall within?	N		N		N	
	2 - Does the site fall within the River Mease SAC?	N		N		N	
	3 - Is the site within or directly connected by road to an AQMA?	N		N		N	
8. To minimise water and increase the recycling and reuse of waste materials	1 - Will it reduce household and/ or commercial waste?	N		N	See Assumption	N	See Assumption
	2 - Will it increase waste recovery and recycling?	N		N		N	
	3 - Will it reduce the proportion of waste sent to landfill?	N		N		N	
9. To reduce and manage flood risk and surface water run off	1 - Is the site located outside an area of risk from flooding?	-		--		-	
	2 - Will there be opportunity for flood risk reduction?	?	See Assumption	?	See Assumption	?	See Assumption
10. To reduce and manage the impacts of climate change and the Districts contribution to the causes	1 - Will it reduce the causes of climate change?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Will it encourage the prudent use of energy?	N	See Assumption	N	See Assumption	N	See Assumption
	3 - Will it provide opportunities for additional renewable energy generation capacity within the District?	N	See Assumption	N	See Assumption	N	See Assumption
11. To promote biodiversity protection, enhancement and management of species and habitats	1 - Will it conserve protected/ priority species?	N		-		-	
	2 - Will it conserve protected/ priority habitats and local nature conservation sites?	-		N		N	
	3 - Will it protect statutory designated sites?	N		N		N	
	4 - Will it encourage ecological connectivity (including green corridors and water courses)?	-		-		-	
	1 - Will it preserve and enhance buildings and structures and their settings and contribute to the Districts heritage?	N		N		N	

		Site reference	Comment	Site reference	Comment	Site reference	Comment
		268		348	Hill Ridware	322	Hill Ridware
<b>SA Objective</b>	<b>Questions</b>						
12. To ensure the protection and enhancement of the historic environment and its setting	2 - Will it preserve and enhance conservation areas including their setting?	N		N		N	
	3 - Will it offer opportunities to bring heritage assets back into active use?	?		N		N	
13. Protect, enhance and manage the character and quality of the landscape and townscape	1 - Will it achieve high quality and sustainable design for buildings, spaces, and the public realm sensitive to the locality?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Does it value and protect diverse and locally distinctive settlement and townscape character?	?		?		?	
	3 - Does it safe guard historic views and valuable skylines and settlements?	?		?		?	
	4 - Is the site within a main settlement or a key rural settlement?	-		-		-	
	5 - Is the site within close proximity to key services (eg schools, food shops, public transport, health centres etc)?	+		+		+	
	6 - Does it respect and protect existing landscape character?	--		--		--	
14. To increase opportunities for non-car travel and reduce the need for travel	1 - Does the site location encourage the use of existing or provide sustainable modes of travel?	--		--		--	
	2 - Will it reduce the overall impact on traffic sensitive areas?	++		++		?	
	3 - Will it help develop walking, cycling, rail and bus networks to enable residents access to employment, services and facilities?	?		?		?	



		Site reference	Comment	Site reference	Comment	Site reference	Comment
		246	Hill Ridware	276	Hill Ridware	337	
<b>SA Objective</b>	<b>Questions</b>						
1. To provide housing that meet the needs of all of our existing and future residents	1 - Will the site deliver affordable housing?	++		++		++	
	2 - Will the site use previously developed land or building?	--		--		--	
	3 - Will it give a high housing yield?	N		N		N	
	4 - Will the site meet local need?	++		++		++	
	5 - Will the site meet cross boundary and or/ neighbouring needs?	++		++		++	
2. To promote safe communities and reduce fear of crime	1 - Will it reduce crime through design measures?	N		N		N	
	2 - Will it contribute to a safe built environment?	N		N		N	
3. Improve access to health facilities and promote wellbeing	1 - Will it improve accessibility to health care for existing residents (including older residents) and provide additional facilities for new residents?	+?		+?		+?	
	2 - Will it support wellbeing including opportunities for recreational/ physical activity?	++		++		++	
	3 - Will it provide new accessible green space?	-?		-?		-?	
4. Maximise the use of previously developed land/ buildings and encourage the efficient use of land	1 - Will it result in the loss of land that has not been previously developed?	--		--		--	
	2 - Is the site capable of supporting higher density development and/ or a mix of uses?	N		N		N	
	3 - Does the site allow for the re-use of existing buildings?	N		N		N	
	4 - Will it reduce the amount of derelict, degraded and underused land within the District?	N		N		N	
5. To improve educational attainment of the working age population	Will it reduce the number of working age residents who have no, or lower qualifications?	N		N		N	
6. To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	1 - Will it encourage higher skilled economic sectors in the District?	N		N		N	
	2 - Will it encourage new employment that is consistent with local needs?	N		N		N	
	3 - Will it encourage the growth of existing businesses?	N		N		N	
	4 - Will it encourage small businesses to grow?	N		N		N	
7. To reduce water and air pollution	1 - Which Source Protection Zone does the development fall within?	N		N		N	
	2 - Does the site fall within the River Mease SAC?	N		N		N	
	3 - Is the site within or directly connected by road to an AQMA?	N		N		-	
8. To minimise water and increase the recycling and reuse of waste materials	1 - Will it reduce household and/ or commercial waste?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Will it increase waste recovery and recycling?	N		N		N	
	3 - Will it reduce the proportion of waste sent to landfill?	N		N		N	
9. To reduce and manage flood risk and surface water run off	1 - Is the site located outside an area of risk from flooding?	-		-		-	
	2 - Will there be opportunity for flood risk reduction?	?	See Assumption	?	See Assumption	?	See Assumption
10. To reduce and manage the impacts of climate change and the Districts contribution to the causes	1 - Will it reduce the causes of climate change?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Will it encourage the prudent use of energy?	N	See Assumption	N	See Assumption	N	See Assumption
	3 - Will it provide opportunities for additional renewable energy generation capacity within the District?	N	See Assumption	N	See Assumption	N	See Assumption
11. To promote biodiversity protection, enhancement and management of species and habitats	1 - Will it conserve protected/ priority species?	-		-		-	
	2 - Will it conserve protected/ priority habitats and local nature conservation sites?	N		N		-	
	3 - Will it protect statutory designated sites?	N		N		N	
	4 - Will it encourage ecological connectivity (including green corridors and water courses)?	-		-		-	
	1 - Will it preserve and enhance buildings and structures and their settings and contribute to the Districts heritage?	N		-		-	

		Site reference	Comment	Site reference	Comment	Site reference	Comment
		246	Hill Ridware	276	Hill Ridware	337	
<b>SA Objective</b>	<b>Questions</b>						
12. To ensure the protection and enhancement of the historic environment and its setting	2 - Will it preserve and enhance conservation areas including their setting?	N		N		N	
	3 - Will it offer opportunities to bring heritage assets back into active use?	N		?		?	
13. Protect, enhance and manage the character and quality of the landscape and townscape	1 - Will it achieve high quality and sustainable design for buildings, spaces, and the public realm sensitive to the locality?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Does it value and protect diverse and locally distinctive settlement and townscape character?	?		?		?	
	3 - Does it safe guard historic views and valuable skylines and settlements?	?		?		?	
	4 - Is the site within a main settlement or a key rural settlement?	-		-		+	
	5 - Is the site within close proximity to key services (eg schools, food shops, public transport, health centres etc)?	+		+		+	
	6 - Does it respect and protect existing landscape character?	--		--		--	
14. To increase opportunities for non-car travel and reduce the need for travel	1 - Does the site location encourage the use of existing or provide sustainable modes of travel?	--		--		+	
	2 - Will it reduce the overall impact on traffic sensitive areas?	?		++		?	
	3 - Will it help develop walking, cycling, rail and bus networks to enable residents access to employment, services and facilities?	?		?		?	

		Site reference	Comment	Site reference	Comment	Site reference	Comment
		22		132	other rural	254	other rural
SA Objective	Questions						
1. To provide housing that meet the needs of all of our existing and future residents	1 - Will the site deliver affordable housing?	++		++		++	
	2 - Will the site use previously developed land or building?	--		--		--	
	3 - Will it give a high housing yield?	N		N		N	
	4 - Will the site meet local need?	++		++		++	
	5 - Will the site meet cross boundary and or/ neighbouring needs?	++		++		++	
2. To promote safe communities and reduce fear of crime	1 - Will it reduce crime through design measures?	N		N		N	
	2 - Will it contribute to a safe built environment?	N		N		N	
3. Improve access to health facilities and promote wellbeing	1 - Will it improve accessibility to health care for existing residents (including older residents) and provide additional facilities for new residents?	+?		+?		+?	
	2 - Will it support wellbeing including opportunities for recreational/ physical activity?	++		++		+	
	3 - Will it provide new accessible green space?	-?		-?		-?	
4. Maximise the use of previously developed land/ buildings and encourage the efficient use of land	1 - Will it result in the loss of land that has not been previously developed?	--		-		++	
	2 - Is the site capable of supporting higher density development and/ or a mix of uses?	N		N		N	
	3 - Does the site allow for the re-use of existing buildings?	N		+?		N	
	4 - Will it reduce the amount of derelict, degraded and underused land within the District?	N		N		N	
5. To improve educational attainment of the working age population	Will it reduce the number of working age residents who have no, or lower qualifications?	N		N		N	
6. To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	1 - Will it encourage higher skilled economic sectors in the District?	N		N		N	
	2 - Will it encourage new employment that is consistent with local needs?	N		N		N	
	3 - Will it encourage the growth of existing businesses?	N		N		N	
	4 - Will it encourage small businesses to grow?	N		N		N	
7. To reduce water and air pollution	1 - Which Source Protection Zone does the development fall within?	N		N		N	
	2 - Does the site fall within the River Mease SAC?	N		N		N	
	3 - Is the site within or directly connected by road to an AQMA?	-		-		-	
8. To minimise water and increase the recycling and reuse of waste materials	1 - Will it reduce household and/ or commercial waste?	N		N		N	
	2 - Will it increase waste recovery and recycling?	N		+		N	
	3 - Will it reduce the proportion of waste sent to landfill?	N		+		N	
9. To reduce and manage flood risk and surface water run off	1 - Is the site located outside an area of risk from flooding?	--		--		-	
	2 - Will there be opportunity for flood risk reduction?	?		?		?	
10. To reduce and manage the impacts of climate change and the Districts contribution to the causes	1 - Will it reduce the causes of climate change?	N		N		N	
	2 - Will it encourage the prudent use of energy?	N		N		N	
	3 - Will it provide opportunities for additional renewable energy generation capacity within the District?	N		N		N	
11. To promote biodiversity protection, enhancement and management of species and habitats	1 - Will it conserve protected/ priority species?	--		--		-	
	2 - Will it conserve protected/ priority habitats and local nature conservation sites?	-		-		N	
	3 - Will it protect statutory designated sites?	N		N		N	
	4 - Will it encourage ecological connectivity (including green corridors and water courses)?	-		N		N	
	1 - Will it preserve and enhance buildings and structures and their settings and contribute to the Districts heritage?	-		-		-	

		Site reference	Comment	Site reference	Comment	Site reference	Comment
		22		132	other rural	254	other rural
<b>SA Objective</b>	<b>Questions</b>						
12. To ensure the protection and enhancement of the historic environment and its setting	2 - Will it preserve and enhance conservation areas including their setting?	N		N		N	
	3 - Will it offer opportunities to bring heritage assets back into active use?	?		?		?	
13. Protect, enhance and manage the character and quality of the landscape and townscape	1 - Will it achieve high quality and sustainable design for buildings, spaces, and the public realm sensitive to the locality?	N		N		N	
	2 - Does it value and protect diverse and locally distinctive settlement and townscape character?	?		?		?	
	3 - Does it safe guard historic views and valuable skylines and settlements?	?		?		?	
	4 - Is the site within a main settlement or a key rural settlement?	+		-		-	
	5 - Is the site within close proximity to key services (eg schools, food shops, public transport, health centres etc)?	+		-		-	
	6 - Does it respect and protect existing landscape character?	--		-		-	
14. To increase opportunities for non-car travel and reduce the need for travel	1 - Does the site location encourage the use of existing or provide sustainable modes of travel?	+		--		--	
	2 - Will it reduce the overall impact on traffic sensitive areas?	?		?		++	
	3 - Will it help develop walking, cycling, rail and bus networks to enable residents access to employment, services and facilities?	?		?		?	

		Site reference	Comment	Site reference	Comment	Site reference	Comment
		241	other rural	297	Wigginton	176	Wigginton
<b>SA Objective</b>	<b>Questions</b>						
1. To provide housing that meet the needs of all of our existing and future residents	1 - Will the site deliver affordable housing?	++		++		++	
	2 - Will the site use previously developed land or building?	++		--		--	
	3 - Will it give a high housing yield?	N		N		N	
	4 - Will the site meet local need?	++		++		++	
	5 - Will the site meet cross boundary and or/ neighbouring needs?	++		++		++	
2. To promote safe communities and reduce fear of crime	1 - Will it reduce crime through design measures?	N		N		N	
	2 - Will it contribute to a safe built environment?	N		N		N	
3. Improve access to health facilities and promote wellbeing	1 - Will it improve accessibility to health care for existing residents (including older residents) and provide additional facilities for new residents?	+?		+?		+?	
	2 - Will it support wellbeing including opportunities for recreational/ physical activity?	++		+		+	
	3 - Will it provide new accessible green space?	-?		-?		-?	
4. Maximise the use of previously developed land/ buildings and encourage the efficient use of land	1 - Will it result in the loss of land that has not been previously developed?	++		--		--	
	2 - Is the site capable of supporting higher density development and/ or a mix of uses?	N		N		N	
	3 - Does the site allow for the re-use of existing buildings?	+?		N		N	
	4 - Will it reduce the amount of derelict, degraded and underused land within the District?	N		N		N	
5. To improve educational attainment of the working age population	Will it reduce the number of working age residents who have no, or lower qualifications?	N		N		N	
6. To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	1 - Will it encourage higher skilled economic sectors in the District?	N		N		N	
	2 - Will it encourage new employment that is consistent with local needs?	N		N		N	
	3 - Will it encourage the growth of existing businesses?	N		N		N	
	4 - Will it encourage small businesses to grow?	N		N		N	
7. To reduce water and air pollution	1 - Which Source Protection Zone does the development fall within?	N		N		N	
	2 - Does the site fall within the River Mease SAC?	N	n.b. small area of site is in SPZ 1	N		N	
	3 - Is the site within or directly connected by road to an AQMA?	-		N		N	
8. To minimise water and increase the recycling and reuse of waste materials	1 - Will it reduce household and/ or commercial waste?	N		N		N	
	2 - Will it increase waste recovery and recycling?	+		N		N	
	3 - Will it reduce the proportion of waste sent to landfill?	+		N		N	
9. To reduce and manage flood risk and surface water run off	1 - Is the site located outside an area of risk from flooding?	--		-		-	
	2 - Will there be opportunity for flood risk reduction?	?		?		?	
10. To reduce and manage the impacts of climate change and the Districts contribution to the causes	1 - Will it reduce the causes of climate change?	N		N		N	
	2 - Will it encourage the prudent use of energy?	N		N		N	
	3 - Will it provide opportunities for additional renewable energy generation capacity within the District?	N		N		N	
11. To promote biodiversity protection, enhancement and management of species and habitats	1 - Will it conserve protected/ priority species?	--		-		-	
	2 - Will it conserve protected/ priority habitats and local nature conservation sites?	-		-		-	
	3 - Will it protect statutory designated sites?	N		N		N	
	4 - Will it encourage ecological connectivity (including green corridors and water courses)?	-		-		-	
	1 - Will it preserve and enhance buildings and structures and their settings and contribute to the Districts heritage?	-		N		N	

		Site reference	Comment	Site reference	Comment	Site reference	Comment
		241	other rural	297	Wigginton	176	Wigginton
SA Objective	Questions						
12. To ensure the protection and enhancement of the historic environment and its setting	2 - Will it preserve and enhance conservation areas including their setting?	N		N		N	part of site in historic enviro area
	3 - Will it offer opportunities to bring heritage assets back into active use?	?		N		N	
13. Protect, enhance and manage the character and quality of the landscape and townscape	1 - Will it achieve high quality and sustainable design for buildings, spaces, and the public realm sensitive to the locality?	N		N		N	
	2 - Does it value and protect diverse and locally distinctive settlement and townscape character?	?		?		?	
	3 - Does it safe guard historic views and valuable skylines and settlements?			?		?	
	4 - Is the site within a main settlement or a key rural settlement?	-		-		-	
	5 - Is the site within close proximity to key services (eg schools, food shops, public transport, health centres etc)?	-		+		+	
	6 - Does it respect and protect existing landscape character?	-		-		-	
14. To increase opportunities for non-car travel and reduce the need for travel	1 - Does the site location encourage the use of existing or provide sustainable modes of travel?	-		-		-	
	2 - Will it reduce the overall impact on traffic sensitive areas?	?		?		?	
	3 - Will it help develop walking, cycling, rail and bus networks to enable residents access to employment, services and facilities?	?		?		?	

		Site reference	Comment	Site reference	Comment	Site reference	Comment
		84	Wigginton	82	Wigginton	38	Wigginton
<b>SA Objective</b>	<b>Questions</b>						
1. To provide housing that meet the needs of all of our existing and future residents	1 - Will the site deliver affordable housing?	++		N		N	
	2 - Will the site use previously developed land or building?	--		--		--	
	3 - Will it give a high housing yield?	N		N		N	
	4 - Will the site meet local need?	++		++		++	
	5 - Will the site meet cross boundary and or/ neighbouring needs?	++		++		++	
2. To promote safe communities and reduce fear of crime	1 - Will it reduce crime through design measures?	N		N		N	
	2 - Will it contribute to a safe built environment?	N		N		N	
3. Improve access to health facilities and promote wellbeing	1 - Will it improve accessibility to health care for existing residents (including older residents) and provide additional facilities for new residents?	+?		+?		+?	
	2 - Will it support wellbeing including opportunities for recreational/ physical activity?	+		N		N	
	3 - Will it provide new accessible green space?	-?		-?		-?	
4. Maximise the use of previously developed land/ buildings and encourage the efficient use of land	1 - Will it result in the loss of land that has not been previously developed?	--		--		--	
	2 - Is the site capable of supporting higher density development and/ or a mix of uses?	N		N		N	
	3 - Does the site allow for the re-use of existing buildings?	N		N		N	
	4 - Will it reduce the amount of derelict, degraded and underused land within the District?	N		N		N	
5. To improve educational attainment of the working age population	Will it reduce the number of working age residents who have no, or lower qualifications?	N		N		N	
6. To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	1 - Will it encourage higher skilled economic sectors in the District?	N		N		N	
	2 - Will it encourage new employment that is consistent with local needs?	N		N		N	
	3 - Will it encourage the growth of existing businesses?	N		N		N	
	4 - Will it encourage small businesses to grow?	N		N		N	
7. To reduce water and air pollution	1 - Which Source Protection Zone does the development fall within?	N		N		N	
	2 - Does the site fall within the River Mease SAC?	N		N		N	
	3 - Is the site within or directly connected by road to an AQMA?	N		N		N	
8. To minimise water and increase the recycling and reuse of waste materials	1 - Will it reduce household and/ or commercial waste?	N		N		N	
	2 - Will it increase waste recovery and recycling?	N		N		N	
	3 - Will it reduce the proportion of waste sent to landfill?	N		N		N	
9. To reduce and manage flood risk and surface water run off	1 - Is the site located outside an area of risk from flooding?	-		-		-	
	2 - Will there be opportunity for flood risk reduction?	?		?		?	
10. To reduce and manage the impacts of climate change and the Districts contribution to the causes	1 - Will it reduce the causes of climate change?	N		N		N	
	2 - Will it encourage the prudent use of energy?	N		N		N	
	3 - Will it provide opportunities for additional renewable energy generation capacity within the District?	N		N		N	
11. To promote biodiversity protection, enhancement and management of species and habitats	1 - Will it conserve protected/ priority species?	-		-		-	
	2 - Will it conserve protected/ priority habitats and local nature conservation sites?	-		-		-	
	3 - Will it protect statutory designated sites?	N		N		N	
	4 - Will it encourage ecological connectivity (including green corridors and water courses)?	-		-		-	
	1 - Will it preserve and enhance buildings and structures and their settings and contribute to the Districts heritage?	N		-		-	

		Site reference	Comment	Site reference	Comment	Site reference	Comment
		84	Wigginton	82	Wigginton	38	Wigginton
SA Objective	Questions						
12. To ensure the protection and enhancement of the historic environment and its setting	2 - Will it preserve and enhance conservation areas including their setting?	N	part of site in historic enviro area	N		N	part of site in historic enviro area
	3 - Will it offer opportunities to bring heritage assets back into active use?	N		?		?	
	1 - Will it achieve high quality and sustainable design for buildings, spaces, and the public realm sensitive to the locality?	N		N		N	
13. Protect, enhance and manage the character and quality of the landscape and townscape	2 - Does it value and protect diverse and locally distinctive settlement and townscape character?	?		?		?	
	3 - Does it safe guard historic views and valuable skylines and settlements?	?		?		?	
	4 - Is the site within a main settlement or a key rural settlement?	-		-		-	
	5 - Is the site within close proximity to key services (eg schools, food shops, public transport, health centres etc)?	+		+		+	
	6 - Does it respect and protect existing landscape character?	--		--		--	
	1 - Does the site location encourage the use of existing or provide sustainable modes of travel?	--		--		--	
14. To increase opportunities for non-car travel and reduce the need for travel	2 - Will it reduce the overall impact on traffic sensitive areas?	?		++		++	
	3 - Will it help develop walking, cycling, rail and bus networks to enable residents access to employment, services and facilities?	?		?		?	



		Site reference	Comment	Site reference	Comment		Comment
		182	Wigginton	338	Wigginton	80	Wigginton
SA Objective	Questions						
1. To provide housing that meet the needs of all of our existing and future residents	1 - Will the site deliver affordable housing?	++		++		++	site in housing land allocation
	2 - Will the site use previously developed land or building?	--		--		-	
	3 - Will it give a high housing yield?	N		N		N	
	4 - Will the site meet local need?	++		++		++	
	5 - Will the site meet cross boundary and or/ neighbouring needs?	++		++		++	
2. To promote safe communities and reduce fear of crime	1 - Will it reduce crime through design measures?	N		N		N	
	2 - Will it contribute to a safe built environment?	N		N		N	
3. Improve access to health facilities and promote wellbeing	1 - Will it improve accessibility to health care for existing residents (including older residents) and provide additional facilities for new residents?	+?		+?		+?	
	2 - Will it support wellbeing including opportunities for recreational/ physical activity?	N		N		N	
	3 - Will it provide new accessible green space?	-?		-?		-?	
4. Maximise the use of previously developed land/ buildings and encourage the efficient use of land	1 - Will it result in the loss of land that has not been previously developed?	--		--		-	
	2 - Is the site capable of supporting higher density development and/ or a mix of uses?	N		N		N	
	3 - Does the site allow for the re-use of existing buildings?	N		N		+?	
	4 - Will it reduce the amount of derelict, degraded and underused land within the District?	N		N		N	
5. To improve educational attainment of the working age population	Will it reduce the number of working age residents who have no, or lower qualifications?	N		N		N	
6. To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	1 - Will it encourage higher skilled economic sectors in the District?	N		N		N	
	2 - Will it encourage new employment that is consistent with local needs?	N		N		N	
	3 - Will it encourage the growth of existing businesses?	N		N		N	
	4 - Will it encourage small businesses to grow?	N		N		N	
7. To reduce water and air pollution	1 - Which Source Protection Zone does the development fall within?	N		N		N	
	2 - Does the site fall within the River Mease SAC?	N		N		N	
	3 - Is the site within or directly connected by road to an AQMA?	N		N		N	
8. To minimise water and increase the recycling and reuse of waste materials	1 - Will it reduce household and/ or commercial waste?	N		N		N	
	2 - Will it increase waste recovery and recycling?	N		N		N	
	3 - Will it reduce the proportion of waste sent to landfill?	N		N		N	
9. To reduce and manage flood risk and surface water run off	1 - Is the site located outside an area of risk from flooding?	-		-		-	
	2 - Will there be opportunity for flood risk reduction?	?		?		?	
10. To reduce and manage the impacts of climate change and the Districts contribution to the causes	1 - Will it reduce the causes of climate change?	N		N		N	
	2 - Will it encourage the prudent use of energy?	N		N		N	
	3 - Will it provide opportunities for additional renewable energy generation capacity within the District?	N		N		N	
11. To promote biodiversity protection, enhancement and management of species and habitats	1 - Will it conserve protected/ priority species?	-		--		--	
	2 - Will it conserve protected/ priority habitats and local nature conservation sites?	-		-		-	
	3 - Will it protect statutory designated sites?	N		N		N	
	4 - Will it encourage ecological connectivity (including green corridors and water courses)?	-		-		-	
	1 - Will it preserve and enhance buildings and structures and their settings and contribute to the Districts heritage?	N		N		-	

		Site reference	Comment	Site reference	Comment		Comment
		182	Wigginton	338	Wigginton	80	Wigginton
SA Objective	Questions						
12. To ensure the protection and enhancement of the historic environment and its setting	2 - Will it preserve and enhance conservation areas including their setting?	N	part of site in historic enviro area	N	part of site in historic enviro area	N	part of site in historic enviro area
	3 - Will it offer opportunities to bring heritage assets back into active use?	N		N		?	
13. Protect, enhance and manage the character and quality of the landscape and townscape	1 - Will it achieve high quality and sustainable design for buildings, spaces, and the public realm sensitive to the locality?	N		N		N	
	2 - Does it value and protect diverse and locally distinctive settlement and townscape character?	?		?		?	
	3 - Does it safe guard historic views and valuable skylines and settlements?	?		?		?	
	4 - Is the site within a main settlement or a key rural settlement?	-		-		-	
	5 - Is the site within close proximity to key services (eg schools, food shops, public transport, health centres etc)?	+		+		+	
	6 - Does it respect and protect existing landscape character?	--		--		--	
14. To increase opportunities for non-car travel and reduce the need for travel	1 - Does the site location encourage the use of existing or provide sustainable modes of travel?	--		--		--	
	2 - Will it reduce the overall impact on traffic sensitive areas?	?		?		?	
	3 - Will it help develop walking, cycling, rail and bus networks to enable residents access to employment, services and facilities?	?		?		?	

		Site reference	Comment	Site reference	Comment	Site reference	Comment
		311	Drayton Bassett	243	Drayton Bassett	220	
SA Objective	Questions						
1. To provide housing that meet the needs of all of our existing and future residents	1 - Will the site deliver affordable housing?	++		++		++	
	2 - Will the site use previously developed land or building?	--		--		-	
	3 - Will it give a high housing yield?	N		N		N	
	4 - Will the site meet local need?	++		++		++	
	5 - Will the site meet cross boundary and or/ neighbouring needs?	++		++		++	
2. To promote safe communities and reduce fear of crime	1 - Will it reduce crime through design measures?	N		N		N	
	2 - Will it contribute to a safe built environment?	N		N		N	
3. Improve access to health facilities and promote wellbeing	1 - Will it improve accessibility to health care for existing residents (including older residents) and provide additional facilities for new residents?	+?		+?		+?	
	2 - Will it support wellbeing including opportunities for recreational/ physical activity?	++		++		N	
	3 - Will it provide new accessible green space?	-?		-?		-?	
4. Maximise the use of previously developed land/ buildings and encourage the efficient use of land	1 - Will it result in the loss of land that has not been previously developed?	--		--		-	
	2 - Is the site capable of supporting higher density development and/ or a mix of uses?	N		N		N	
	3 - Does the site allow for the re-use of existing buildings?	N		N		+?	
	4 - Will it reduce the amount of derelict, degraded and underused land within the District?	N		N		N	
5. To improve educational attainment of the working age population	Will it reduce the number of working age residents who have no, or lower qualifications?	N		N		N	
6. To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	1 - Will it encourage higher skilled economic sectors in the District?	N		N		N	
	2 - Will it encourage new employment that is consistent with local needs?	N		N		N	
	3 - Will it encourage the growth of existing businesses?	N		N		N	
	4 - Will it encourage small businesses to grow?	N		N		N	
7. To reduce water and air pollution	1 - Which Source Protection Zone does the development fall within?	N		N		N	
	2 - Does the site fall within the River Mease SAC?	N		N		N	
	3 - Is the site within or directly connected by road to an AQMA?	N		N		N	
8. To minimise water and increase the recycling and reuse of waste materials	1 - Will it reduce household and/ or commercial waste?	N		N		N	
	2 - Will it increase waste recovery and recycling?	N		N		N	
	3 - Will it reduce the proportion of waste sent to landfill?	N		N		N	
9. To reduce and manage flood risk and surface water run off	1 - Is the site located outside an area of risk from flooding?	--		--		--	
	2 - Will there be opportunity for flood risk reduction?	?		?		?	
10. To reduce and manage the impacts of climate change and the Districts contribution to the causes	1 - Will it reduce the causes of climate change?	N		N		N	
	2 - Will it encourage the prudent use of energy?	N		N		N	
	3 - Will it provide opportunities for additional renewable energy generation capacity within the District?	N		N		N	
11. To promote biodiversity protection, enhancement and management of species and habitats	1 - Will it conserve protected/ priority species?	N		N		N	
	2 - Will it conserve protected/ priority habitats and local nature conservation sites?	-		N		-	
	3 - Will it protect statutory designated sites?	N		N		N	
	4 - Will it encourage ecological connectivity (including green corridors and water courses)?	-		-		-	
	1 - Will it preserve and enhance buildings and structures and their settings and contribute to the Districts heritage?	--		--		N	

		Site reference	Comment	Site reference	Comment	Site reference	Comment
		311	Drayton Bassett	243	Drayton Bassett	220	
SA Objective	Questions						
12. To ensure the protection and enhancement of the historic environment and its setting	2 - Will it preserve and enhance conservation areas including their setting?	N		N		N	
	3 - Will it offer opportunities to bring heritage assets back into active use?	?		?		N	
13. Protect, enhance and manage the character and quality of the landscape and townscape	1 - Will it achieve high quality and sustainable design for buildings, spaces, and the public realm sensitive to the locality?	N		N		N	
	2 - Does it value and protect diverse and locally distinctive settlement and townscape character?	?		?		?	
	3 - Does it safe guard historic views and valuable skylines and settlements?	?		?		?	
	4 - Is the site within a main settlement or a key rural settlement?	-		-		-	
	5 - Is the site within close proximity to key services (eg schools, food shops, public transport, health centres etc)?	+		+		+	
	6 - Does it respect and protect existing landscape character?	--		--		--	
14. To increase opportunities for non-car travel and reduce the need for travel	1 - Does the site location encourage the use of existing or provide sustainable modes of travel?	--		--		--	
	2 - Will it reduce the overall impact on traffic sensitive areas?	?		++		?	
	3 - Will it help develop walking, cycling, rail and bus networks to enable residents access to employment, services and facilities?	?		?		?	

		Site reference	Comment	Site reference	Comment	Site reference	Comment
		321		341		336	
<b>SA Objective</b>	<b>Questions</b>						
1. To provide housing that meet the needs of all of our existing and future residents	1 - Will the site deliver affordable housing?	++		++		++	
	2 - Will the site use previously developed land or building?	++		--		--	
	3 - Will it give a high housing yield?	N		N		N	
	4 - Will the site meet local need?	++		++		++	
	5 - Will the site meet cross boundary and or/ neighbouring needs?	++		++		++	
2. To promote safe communities and reduce fear of crime	1 - Will it reduce crime through design measures?	N		N		N	
	2 - Will it contribute to a safe built environment?	N		N		N	
3. Improve access to health facilities and promote wellbeing	1 - Will it improve accessibility to health care for existing residents (including older residents) and provide additional facilities for new residents?	+?		+?		+?	
	2 - Will it support wellbeing including opportunities for recreational/ physical activity?	++		++		++	
	3 - Will it provide new accessible green space?	-?		-?		-?	
4. Maximise the use of previously developed land/ buildings and encourage the efficient use of land	1 - Will it result in the loss of land that has not been previously developed?	++		--		--	
	2 - Is the site capable of supporting higher density development and/ or a mix of uses?	N		N		N	
	3 - Does the site allow for the re-use of existing buildings?	+?		N		N	
	4 - Will it reduce the amount of derelict, degraded and underused land within the District?	N		N		N	
5. To improve educational attainment of the working age population	Will it reduce the number of working age residents who have no, or lower qualifications?	N		N		N	
6. To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	1 - Will it encourage higher skilled economic sectors in the District?	N		N		N	
	2 - Will it encourage new employment that is consistent with local needs?	N		N		N	
	3 - Will it encourage the growth of existing businesses?	N		N		N	
	4 - Will it encourage small businesses to grow?	N		N		N	
7. To reduce water and air pollution	1 - Which Source Protection Zone does the development fall within?	N		N		N	
	2 - Does the site fall within the River Mease SAC?	--		--		--	
	3 - Is the site within or directly connected by road to an AQMA?	N		N		N	
8. To minimise water and increase the recycling and reuse of waste materials	1 - Will it reduce household and/ or commercial waste?	N		N		N	
	2 - Will it increase waste recovery and recycling?	+		N		N	
	3 - Will it reduce the proportion of waste sent to landfill?	+		N		N	
9. To reduce and manage flood risk and surface water run off	1 - Is the site located outside an area of risk from flooding?	-		-		-	
	2 - Will there be opportunity for flood risk reduction?	?		?		?	
10. To reduce and manage the impacts of climate change and the Districts contribution to the causes	1 - Will it reduce the causes of climate change?	N		N		N	
	2 - Will it encourage the prudent use of energy?	N		N		N	
	3 - Will it provide opportunities for additional renewable energy generation capacity within the District?	N		N		N	
11. To promote biodiversity protection, enhancement and management of species and habitats	1 - Will it conserve protected/ priority species?	--		-		-	
	2 - Will it conserve protected/ priority habitats and local nature conservation sites?	N		N		N	
	3 - Will it protect statutory designated sites?	N		N		N	
	4 - Will it encourage ecological connectivity (including green corridors and water courses)?	-		-		-	
	1 - Will it preserve and enhance buildings and structures and their settings and contribute to the Districts heritage?	-		N		N	

		Site reference	Comment	Site reference	Comment	Site reference	Comment
		321		341		336	
<b>SA Objective</b>	<b>Questions</b>						
12. To ensure the protection and enhancement of the historic environment and its setting	2 - Will it preserve and enhance conservation areas including their setting?	N		N		N	
	3 - Will it offer opportunities to bring heritage assets back into active use?	?		N		N	
13. Protect, enhance and manage the character and quality of the landscape and townscape	1 - Will it achieve high quality and sustainable design for buildings, spaces, and the public realm sensitive to the locality?	N		N		N	
	2 - Does it value and protect diverse and locally distinctive settlement and townscape character?	?		?		?	
	3 - Does it safe guard historic views and valuable skylines and settlements?	?		?		?	
	4 - Is the site within a main settlement or a key rural settlement?	-		-		-	
	5 - Is the site within close proximity to key services (eg schools, food shops, public transport, health centres etc)?	+		+		+	
	6 - Does it respect and protect existing landscape character?	--		--		--	
14. To increase opportunities for non-car travel and reduce the need for travel	1 - Does the site location encourage the use of existing or provide sustainable modes of travel?	--		--		--	
	2 - Will it reduce the overall impact on traffic sensitive areas?	?		?		?	
	3 - Will it help develop walking, cycling, rail and bus networks to enable residents access to employment, services and facilities?	?		?		?	

		Site reference	Comment	Site reference	Comment	Site reference	Comment
		83		258		257	
<b>SA Objective</b>	<b>Questions</b>						
1. To provide housing that meet the needs of all of our existing and future residents	1 - Will the site deliver affordable housing?	--		++		++	
	2 - Will the site use previously developed land or building?	--		--		--	
	3 - Will it give a high housing yield?	N		N		N	
	4 - Will the site meet local need?	++		++		++	
	5 - Will the site meet cross boundary and or/ neighbouring needs?	++		++		++	
2. To promote safe communities and reduce fear of crime	1 - Will it reduce crime through design measures?	N		N		N	
	2 - Will it contribute to a safe built environment?	N		N		N	
3. Improve access to health facilities and promote wellbeing	1 - Will it improve accessibility to health care for existing residents (including older residents) and provide additional facilities for new residents?	+?		+?		+?	
	2 - Will it support wellbeing including opportunities for recreational/ physical activity?	++		N		N	
	3 - Will it provide new accessible green space?	-?		-?		-?	
4. Maximise the use of previously developed land/ buildings and encourage the efficient use of land	1 - Will it result in the loss of land that has not been previously developed?	--		--		--	
	2 - Is the site capable of supporting higher density development and/ or a mix of uses?	N		N		N	
	3 - Does the site allow for the re-use of existing buildings?	N		N		N	
	4 - Will it reduce the amount of derelict, degraded and underused land within the District?	N		N		N	
5. To improve educational attainment of the working age population	Will it reduce the number of working age residents who have no, or lower qualifications?	N		N		N	
6. To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	1 - Will it encourage higher skilled economic sectors in the District?	N		N		N	
	2 - Will it encourage new employment that is consistent with local needs?	N		N		N	
	3 - Will it encourage the growth of existing businesses?	N		N		N	
	4 - Will it encourage small businesses to grow?	N		N		N	
7. To reduce water and air pollution	1 - Which Source Protection Zone does the development fall within?	N		N		N	
	2 - Does the site fall within the River Mease SAC?	--		--		--	
	3 - Is the site within or directly connected by road to an AQMA?	N		N		N	
8. To minimise water and increase the recycling and reuse of waste materials	1 - Will it reduce household and/ or commercial waste?	N		N		N	
	2 - Will it increase waste recovery and recycling?	N		N		N	
	3 - Will it reduce the proportion of waste sent to landfill?	N		N		N	
9. To reduce and manage flood risk and surface water run off	1 - Is the site located outside an area of risk from flooding?	-		-		-	
	2 - Will there be opportunity for flood risk reduction?	?		?		?	
10. To reduce and manage the impacts of climate change and the Districts contribution to the causes	1 - Will it reduce the causes of climate change?	N		N		N	
	2 - Will it encourage the prudent use of energy?	N		N		N	
	3 - Will it provide opportunities for additional renewable energy generation capacity within the District?	N		N		N	
11. To promote biodiversity protection, enhancement and management of species and habitats	1 - Will it conserve protected/ priority species?	N		N		N	
	2 - Will it conserve protected/ priority habitats and local nature conservation sites?	-		-		-	
	3 - Will it protect statutory designated sites?	N		N		N	
	4 - Will it encourage ecological connectivity (including green corridors and water courses)?	-		-		-	
	1 - Will it preserve and enhance buildings and structures and their settings and contribute to the Districts heritage?	-		N		N	

		Site reference	Comment	Site reference	Comment	Site reference	Comment
		83		258		257	
<b>SA Objective</b>	<b>Questions</b>						
12. To ensure the protection and enhancement of the historic environment and its setting	2 - Will it preserve and enhance conservation areas including their setting?	N		N		N	
	3 - Will it offer opportunities to bring heritage assets back into active use?	?		N		N	
13. Protect, enhance and manage the character and quality of the landscape and townscape	1 - Will it achieve high quality and sustainable design for buildings, spaces, and the public realm sensitive to the locality?	N		N		N	
	2 - Does it value and protect diverse and locally distinctive settlement and townscape character?	?		?		?	
	3 - Does it safe guard historic views and valuable skylines and settlements?	?		?		?	
	4 - Is the site within a main settlement or a key rural settlement?	-		-		-	
	5 - Is the site within close proximity to key services (eg schools, food shops, public transport, health centres etc)?	+		+		+	
	6 - Does it respect and protect existing landscape character?	--		--		--	
14. To increase opportunities for non-car travel and reduce the need for travel	1 - Does the site location encourage the use of existing or provide sustainable modes of travel?	--		--		--	
	2 - Will it reduce the overall impact on traffic sensitive areas?	++		++		++	
	3 - Will it help develop walking, cycling, rail and bus networks to enable residents access to employment, services and facilities?	?		?		?	



		Site reference	Comment	Site reference	Comment	Site reference	Comment
		282		301		281	
<b>SA Objective</b>	<b>Questions</b>						
1. To provide housing that meet the needs of all of our existing and future residents	1 - Will the site deliver affordable housing?	++		++		--	
	2 - Will the site use previously developed land or building?	--		--		--	
	3 - Will it give a high housing yield?	N		N		N	
	4 - Will the site meet local need?	++		++		++	
	5 - Will the site meet cross boundary and or/ neighbouring needs?	++		++		++	
2. To promote safe communities and reduce fear of crime	1 - Will it reduce crime through design measures?	N		N		N	
	2 - Will it contribute to a safe built environment?	N		N		N	
3. Improve access to health facilities and promote wellbeing	1 - Will it improve accessibility to health care for existing residents (including older residents) and provide additional facilities for new residents?	+?		+?		+?	
	2 - Will it support wellbeing including opportunities for recreational/ physical activity?	N		N		++	
	3 - Will it provide new accessible green space?	-?		-?		-?	
4. Maximise the use of previously developed land/ buildings and encourage the efficient use of land	1 - Will it result in the loss of land that has not been previously developed?	--		--		--	
	2 - Is the site capable of supporting higher density development and/ or a mix of uses?	N		N		N	
	3 - Does the site allow for the re-use of existing buildings?	N		N		N	
	4 - Will it reduce the amount of derelict, degraded and underused land within the District?	N		N		N	
5. To improve educational attainment of the working age population	Will it reduce the number of working age residents who have no, or lower qualifications?	N		N		N	
6. To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	1 - Will it encourage higher skilled economic sectors in the District?	N		N		N	
	2 - Will it encourage new employment that is consistent with local needs?	N		N		N	
	3 - Will it encourage the growth of existing businesses?	N		N		N	
	4 - Will it encourage small businesses to grow?	N		N		N	
7. To reduce water and air pollution	1 - Which Source Protection Zone does the development fall within?	N		N		N	
	2 - Does the site fall within the River Mease SAC?	--		--		N	
	3 - Is the site within or directly connected by road to an AQMA?	N		N		N	
8. To minimise water and increase the recycling and reuse of waste materials	1 - Will it reduce household and/ or commercial waste?	N		N		N	
	2 - Will it increase waste recovery and recycling?	N		N		N	
	3 - Will it reduce the proportion of waste sent to landfill?	N		N		N	
9. To reduce and manage flood risk and surface water run off	1 - Is the site located outside an area of risk from flooding?	-		-		-	
	2 - Will there be opportunity for flood risk reduction?	?		?		?	
10. To reduce and manage the impacts of climate change and the Districts contribution to the causes	1 - Will it reduce the causes of climate change?	N		N		N	
	2 - Will it encourage the prudent use of energy?	N		N		N	
	3 - Will it provide opportunities for additional renewable energy generation capacity within the District?	N		N		N	
11. To promote biodiversity protection, enhancement and management of species and habitats	1 - Will it conserve protected/ priority species?	-		-		-	
	2 - Will it conserve protected/ priority habitats and local nature conservation sites?	-		-		N	
	3 - Will it protect statutory designated sites?	N		N		N	
	4 - Will it encourage ecological connectivity (including green corridors and water courses)?	-		-		-	
	1 - Will it preserve and enhance buildings and structures and their settings and contribute to the Districts heritage?	-		N		n	

		Site reference	Comment	Site reference	Comment	Site reference	Comment
		282		301		281	
<b>SA Objective</b>	<b>Questions</b>						
12. To ensure the protection and enhancement of the historic environment and its setting	2 - Will it preserve and enhance conservation areas including their setting?	N		N		N	
	3 - Will it offer opportunities to bring heritage assets back into active use?	?		N		N	
13. Protect, enhance and manage the character and quality of the landscape and townscape	1 - Will it achieve high quality and sustainable design for buildings, spaces, and the public realm sensitive to the locality?	N		N		N	
	2 - Does it value and protect diverse and locally distinctive settlement and townscape character?	?		?		?	
	3 - Does it safe guard historic views and valuable skylines and settlements?	?		?		?	
	4 - Is the site within a main settlement or a key rural settlement?	-		-		-	
	5 - Is the site within close proximity to key services (eg schools, food shops, public transport, health centres etc)?	+		+		+	
	6 - Does it respect and protect existing landscape character?	--		--		--	
14. To increase opportunities for non-car travel and reduce the need for travel	1 - Does the site location encourage the use of existing or provide sustainable modes of travel?	--		--		--	
	2 - Will it reduce the overall impact on traffic sensitive areas?	++		?		++	
	3 - Will it help develop walking, cycling, rail and bus networks to enable residents access to employment, services and facilities?	?		?		?	

		Site reference	Comment	Site reference	Comment	Site reference	Comment
		239		58		260	
SA Objective	Questions						
1. To provide housing that meet the needs of all of our existing and future residents	1 - Will the site deliver affordable housing?	++		++		++	
	2 - Will the site use previously developed land or building?	-		--		--	
	3 - Will it give a high housing yield?	N		N		N	
	4 - Will the site meet local need?	++		++		++	
	5 - Will the site meet cross boundary and or/ neighbouring needs?	++		++		++	
2. To promote safe communities and reduce fear of crime	1 - Will it reduce crime through design measures?	N		N		N	
	2 - Will it contribute to a safe built environment?	N		N		N	
3. Improve access to health facilities and promote wellbeing	1 - Will it improve accessibility to health care for existing residents (including older residents) and provide additional facilities for new residents?	+?		+?		+?	
	2 - Will it support wellbeing including opportunities for recreational/ physical activity?	+		+		N	
	3 - Will it provide new accessible green space?	-?		-?		-?	
4. Maximise the use of previously developed land/ buildings and encourage the efficient use of land	1 - Will it result in the loss of land that has not been previously developed?	--		--		--	
	2 - Is the site capable of supporting higher density development and/ or a mix of uses?	N		N		N	
	3 - Does the site allow for the re-use of existing buildings?	+?		N		N	
	4 - Will it reduce the amount of derelict, degraded and underused land within the District?	N		N		N	
5. To improve educational attainment of the working age population	Will it reduce the number of working age residents who have no, or lower qualifications?	N		N		N	
6. To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	1 - Will it encourage higher skilled economic sectors in the District?	N		N		N	
	2 - Will it encourage new employment that is consistent with local needs?	N		N		N	
	3 - Will it encourage the growth of existing businesses?	N		N		N	
	4 - Will it encourage small businesses to grow?	N		N		N	
7. To reduce water and air pollution	1 - Which Source Protection Zone does the development fall within?	N		N		N	
	2 - Does the site fall within the River Mease SAC?	N		N		N	
	3 - Is the site within or directly connected by road to an AQMA?	N		N		N	
8. To minimise water and increase the recycling and reuse of waste materials	1 - Will it reduce household and/ or commercial waste?	N		N		N	
	2 - Will it increase waste recovery and recycling?	N		N		N	
	3 - Will it reduce the proportion of waste sent to landfill?	N		N		N	
9. To reduce and manage flood risk and surface water run off	1 - Is the site located outside an area of risk from flooding?	-		-		-	
	2 - Will there be opportunity for flood risk reduction?	?		?		?	
10. To reduce and manage the impacts of climate change and the Districts contribution to the causes	1 - Will it reduce the causes of climate change?	N		N		N	
	2 - Will it encourage the prudent use of energy?	N		N		N	
	3 - Will it provide opportunities for additional renewable energy generation capacity within the District?	N		N		N	
11. To promote biodiversity protection, enhancement and management of species and habitats	1 - Will it conserve protected/ priority species?	-		-		--	
	2 - Will it conserve protected/ priority habitats and local nature conservation sites?	N		-		-	
	3 - Will it protect statutory designated sites?	N		N		N	
	4 - Will it encourage ecological connectivity (including green corridors and water courses)?	-		-		-	
	1 - Will it preserve and enhance buildings and structures and their settings and contribute to the Districts heritage?	N		-		N	

		Site reference	Comment	Site reference	Comment	Site reference	Comment
		239		58		260	
<b>SA Objective</b>	<b>Questions</b>						
12. To ensure the protection and enhancement of the historic environment and its setting	2 - Will it preserve and enhance conservation areas including their setting?	N		N		N	
	3 - Will it offer opportunities to bring heritage assets back into active use?	N		?		N	
13. Protect, enhance and manage the character and quality of the landscape and townscape	1 - Will it achieve high quality and sustainable design for buildings, spaces, and the public realm sensitive to the locality?	N		N		N	
	2 - Does it value and protect diverse and locally distinctive settlement and townscape character?	?		?		?	
	3 - Does it safe guard historic views and valuable skylines and settlements?	?		?		?	
	4 - Is the site within a main settlement or a key rural settlement?	-		-		-	
	5 - Is the site within close proximity to key services (eg schools, food shops, public transport, health centres etc)?	+		+		+	
	6 - Does it respect and protect existing landscape character?	--		--		--	
14. To increase opportunities for non-car travel and reduce the need for travel	1 - Does the site location encourage the use of existing or provide sustainable modes of travel?	--		--		--	
	2 - Will it reduce the overall impact on traffic sensitive areas?	?		?		?	
	3 - Will it help develop walking, cycling, rail and bus networks to enable residents access to employment, services and facilities?	?		?		?	

		Site reference	Comment	Site reference	Comment	Site reference	Comment
		181		351		352	
<b>SA Objective</b>	<b>Questions</b>						
1. To provide housing that meet the needs of all of our existing and future residents	1 - Will the site deliver affordable housing?	++		++		++	
	2 - Will the site use previously developed land or building?	-		-		-	
	3 - Will it give a high housing yield?	N		N		N	
	4 - Will the site meet local need?	++		++		++	
	5 - Will the site meet cross boundary and or/ neighbouring needs?	++		++		++	
2. To promote safe communities and reduce fear of crime	1 - Will it reduce crime through design measures?	N		N		N	
	2 - Will it contribute to a safe built environment?	N		N		N	
3. Improve access to health facilities and promote wellbeing	1 - Will it improve accessibility to health care for existing residents (including older residents) and provide additional facilities for new residents?	+?		+?		+?	
	2 - Will it support wellbeing including opportunities for recreational/ physical activity?	+		N		N	
	3 - Will it provide new accessible green space?	-?		-?		-?	
4. Maximise the use of previously developed land/ buildings and encourage the efficient use of land	1 - Will it result in the loss of land that has not been previously developed?	--		--		--	
	2 - Is the site capable of supporting higher density development and/ or a mix of uses?	N		N		N	
	3 - Does the site allow for the re-use of existing buildings?	+?		+?		+?	
	4 - Will it reduce the amount of derelict, degraded and underused land within the District?	N		N		N	
5. To improve educational attainment of the working age population	Will it reduce the number of working age residents who have no, or lower qualifications?	N		N		N	
6. To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	1 - Will it encourage higher skilled economic sectors in the District?	N		N		N	
	2 - Will it encourage new employment that is consistent with local needs?	N		N		N	
	3 - Will it encourage the growth of existing businesses?	N		N		N	
	4 - Will it encourage small businesses to grow?	N		N		N	
7. To reduce water and air pollution	1 - Which Source Protection Zone does the development fall within?	N		N		N	
	2 - Does the site fall within the River Mease SAC?	N		N		N	
	3 - Is the site within or directly connected by road to an AQMA?	N		N		N	
8. To minimise water and increase the recycling and reuse of waste materials	1 - Will it reduce household and/ or commercial waste?	N		N		N	
	2 - Will it increase waste recovery and recycling?	N		N		N	
	3 - Will it reduce the proportion of waste sent to landfill?	N		N		N	
9. To reduce and manage flood risk and surface water run off	1 - Is the site located outside an area of risk from flooding?	-		-		-	
	2 - Will there be opportunity for flood risk reduction?	?		?		?	
10. To reduce and manage the impacts of climate change and the Districts contribution to the causes	1 - Will it reduce the causes of climate change?	N		N		N	
	2 - Will it encourage the prudent use of energy?	N		N		N	
	3 - Will it provide opportunities for additional renewable energy generation capacity within the District?	N		N		N	
11. To promote biodiversity protection, enhancement and management of species and habitats	1 - Will it conserve protected/ priority species?	--		--		-	
	2 - Will it conserve protected/ priority habitats and local nature conservation sites?	N		N		N	
	3 - Will it protect statutory designated sites?	N		N		N	
	4 - Will it encourage ecological connectivity (including green corridors and water courses)?	-		-		-	
	1 - Will it preserve and enhance buildings and structures and their settings and contribute to the Districts heritage?	N		N		N	

		Site reference	Comment	Site reference	Comment	Site reference	Comment
		181		351		352	
<b>SA Objective</b>	<b>Questions</b>						
12. To ensure the protection and enhancement of the historic environment and its setting	2 - Will it preserve and enhance conservation areas including their setting?	N		N		N	
	3 - Will it offer opportunities to bring heritage assets back into active use?	N		N		N	
13. Protect, enhance and manage the character and quality of the landscape and townscape	1 - Will it achieve high quality and sustainable design for buildings, spaces, and the public realm sensitive to the locality?	N		N		N	
	2 - Does it value and protect diverse and locally distinctive settlement and townscape character?	?		?		?	
	3 - Does it safe guard historic views and valuable skylines and settlements?	?		?		?	
	4 - Is the site within a main settlement or a key rural settlement?	-		-		-	
	5 - Is the site within close proximity to key services (eg schools, food shops, public transport, health centres etc)?	+		+		+	
	6 - Does it respect and protect existing landscape character?	--		--		--	
14. To increase opportunities for non-car travel and reduce the need for travel	1 - Does the site location encourage the use of existing or provide sustainable modes of travel?	--		--		--	
	2 - Will it reduce the overall impact on traffic sensitive areas?	?		?		?	
	3 - Will it help develop walking, cycling, rail and bus networks to enable residents access to employment, services and facilities?	?		?		?	

		Site reference	Comment	Site reference	Comment	Site reference	Comment
		353		354		355	
<b>SA Objective</b>	<b>Questions</b>						
1. To provide housing that meet the needs of all of our existing and future residents	1 - Will the site deliver affordable housing?	++		++		++	
	2 - Will the site use previously developed land or building?	--		--		-	
	3 - Will it give a high housing yield?	N		N		N	
	4 - Will the site meet local need?	++		++		++	
	5 - Will the site meet cross boundary and or/ neighbouring needs?	++		++		++	
2. To promote safe communities and reduce fear of crime	1 - Will it reduce crime through design measures?	N		N		N	
	2 - Will it contribute to a safe built environment?	N		N		N	
3. Improve access to health facilities and promote wellbeing	1 - Will it improve accessibility to health care for existing residents (including older residents) and provide additional facilities for new residents?	+?		+?		+?	
	2 - Will it support wellbeing including opportunities for recreational/ physical activity?	N		N		N	
	3 - Will it provide new accessible green space?	-?		-?		-?	
4. Maximise the use of previously developed land/ buildings and encourage the efficient use of land	1 - Will it result in the loss of land that has not been previously developed?	--		--		--	
	2 - Is the site capable of supporting higher density development and/ or a mix of uses?	N		N		N	
	3 - Does the site allow for the re-use of existing buildings?	N		N		+?	
	4 - Will it reduce the amount of derelict, degraded and underused land within the District?	N		N		N	
5. To improve educational attainment of the working age population	Will it reduce the number of working age residents who have no, or lower qualifications?	N		N		N	
6. To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	1 - Will it encourage higher skilled economic sectors in the District?	N		N		N	
	2 - Will it encourage new employment that is consistent with local needs?	N		N		N	
	3 - Will it encourage the growth of existing businesses?	N		N		N	
	4 - Will it encourage small businesses to grow?	N		N		N	
7. To reduce water and air pollution	1 - Which Source Protection Zone does the development fall within?	N		N		N	
	2 - Does the site fall within the River Mease SAC?	N		N		N	
	3 - Is the site within or directly connected by road to an AQMA?	N		N		N	
8. To minimise water and increase the recycling and reuse of waste materials	1 - Will it reduce household and/ or commercial waste?	N		N		N	
	2 - Will it increase waste recovery and recycling?	N		N		N	
	3 - Will it reduce the proportion of waste sent to landfill?	N		N		N	
9. To reduce and manage flood risk and surface water run off	1 - Is the site located outside an area of risk from flooding?	-		-		-	
	2 - Will there be opportunity for flood risk reduction?	?		?		?	
10. To reduce and manage the impacts of climate change and the Districts contribution to the causes	1 - Will it reduce the causes of climate change?	N		N		N	
	2 - Will it encourage the prudent use of energy?	N		N		N	
	3 - Will it provide opportunities for additional renewable energy generation capacity within the District?	N		N		N	
11. To promote biodiversity protection, enhancement and management of species and habitats	1 - Will it conserve protected/ priority species?	N		-		-	
	2 - Will it conserve protected/ priority habitats and local nature conservation sites?	N		N		N	
	3 - Will it protect statutory designated sites?	N		N		N	
	4 - Will it encourage ecological connectivity (including green corridors and water courses)?	-		-		-	
	1 - Will it preserve and enhance buildings and structures and their settings and contribute to the Districts heritage?	N		N		N	

		Site reference	Comment	Site reference	Comment	Site reference	Comment
		353		354		355	
<b>SA Objective</b>	<b>Questions</b>						
12. To ensure the protection and enhancement of the historic environment and its setting	2 - Will it preserve and enhance conservation areas including their setting?	N		N		N	
	3 - Will it offer opportunities to bring heritage assets back into active use?	N		N		N	
13. Protect, enhance and manage the character and quality of the landscape and townscape	1 - Will it achieve high quality and sustainable design for buildings, spaces, and the public realm sensitive to the locality?	N		N		N	
	2 - Does it value and protect diverse and locally distinctive settlement and townscape character?	?		?		?	
	3 - Does it safe guard historic views and valuable skylines and settlements?	?		?		?	
	4 - Is the site within a main settlement or a key rural settlement?	-		-		-	
	5 - Is the site within close proximity to key services (eg schools, food shops, public transport, health centres etc)?	+		+		+	
	6 - Does it respect and protect existing landscape character?	--		--		--	
14. To increase opportunities for non-car travel and reduce the need for travel	1 - Does the site location encourage the use of existing or provide sustainable modes of travel?	--		--		--	
	2 - Will it reduce the overall impact on traffic sensitive areas?	?		?		?	
	3 - Will it help develop walking, cycling, rail and bus networks to enable residents access to employment, services and facilities?	?		?		?	



		Site reference	Comment	Site reference	Comment	Site reference	Comment
		287		231		224	other rural
<b>SA Objective</b>	<b>Questions</b>						
1. To provide housing that meet the needs of all of our existing and future residents	1 - Will the site deliver affordable housing?	++		++		++	
	2 - Will the site use previously developed land or building?	-		-		-	
	3 - Will it give a high housing yield?	N		N		N	See Assumption
	4 - Will the site meet local need?	++		++		++	See Assumption
	5 - Will the site meet cross boundary and or/ neighbouring needs?	++		++		++	See Assumption
2. To promote safe communities and reduce fear of crime	1 - Will it reduce crime through design measures?	N		N		N	See Assumption
	2 - Will it contribute to a safe built environment?	N		N		N	See Assumption
3. Improve access to health facilities and promote wellbeing	1 - Will it improve accessibility to health care for existing residents (including older residents) and provide additional facilities for new residents?	+?		+?		+?	See Assumption
	2 - Will it support wellbeing including opportunities for recreational/ physical activity?	N		N		N	
	3 - Will it provide new accessible green space?	-?		-?		-?	
4. Maximise the use of previously developed land/ buildings and encourage the efficient use of land	1 - Will it result in the loss of land that has not been previously developed?	-		-		-	
	2 - Is the site capable of supporting higher density development and/ or a mix of uses?	N		N		N	See assumption
	3 - Does the site allow for the re-use of existing buildings?	+?		+?		+?	
	4 - Will it reduce the amount of derelict, degraded and underused land within the District?	N		N		N	
5. To improve educational attainment of the working age population	Will it reduce the number of working age residents who have no, or lower qualifications?	N		N		N	See assumption
6. To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	1 - Will it encourage higher skilled economic sectors in the District?	N		N		N	
	2 - Will it encourage new employment that is consistent with local needs?	N		N		N	
	3 - Will it encourage the growth of existing businesses?	N		N		N	
	4 - Will it encourage small businesses to grow?	N		N		N	
7. To reduce water and air pollution	1 - Which Source Protection Zone does the development fall within?	N		N		N	
	2 - Does the site fall within the River Mease SAC?	N		N		N	
	3 - Is the site within or directly connected by road to an AQMA?	N		N		N	
8. To minimise water and increase the recycling and reuse of waste materials	1 - Will it reduce household and/ or commercial waste?	N		N		N	See Assumption
	2 - Will it increase waste recovery and recycling?	+		+		N	
	3 - Will it reduce the proportion of waste sent to landfill?	+		+		N	
9. To reduce and manage flood risk and surface water run off	1 - Is the site located outside an area of risk from flooding?	N		-		-	
	2 - Will there be opportunity for flood risk reduction?	?		?		?	See Assumption
10. To reduce and manage the impacts of climate change and the Districts contribution to the causes	1 - Will it reduce the causes of climate change?	N		N		N	See Assumption
	2 - Will it encourage the prudent use of energy?	N		N		N	See Assumption
	3 - Will it provide opportunities for additional renewable energy generation capacity within the District?	N		N		N	See Assumption
11. To promote biodiversity protection, enhancement and management of species and habitats	1 - Will it conserve protected/ priority species?	-		-		N	
	2 - Will it conserve protected/ priority habitats and local nature conservation sites?	N		N		N	
	3 - Will it protect statutory designated sites?	N		N		N	
	4 - Will it encourage ecological connectivity (including green corridors and water courses)?	N		N		-	
	1 - Will it preserve and enhance buildings and structures and their settings and contribute to the Districts heritage?	N		-		N	

		Site reference	Comment	Site reference	Comment	Site reference	Comment
		287		231		224	other rural
<b>SA Objective</b>	<b>Questions</b>						
12. To ensure the protection and enhancement of the historic environment and its setting	2 - Will it preserve and enhance conservation areas including their setting?	N		N		N	
	3 - Will it offer opportunities to bring heritage assets back into active use?	N		?		N	
13. Protect, enhance and manage the character and quality of the landscape and townscape	1 - Will it achieve high quality and sustainable design for buildings, spaces, and the public realm sensitive to the locality?	N		N		N	
	2 - Does it value and protect diverse and locally distinctive settlement and townscape character?	?		?		?	
	3 - Does it safe guard historic views and valuable skylines and settlements?	?		?		?	
	4 - Is the site within a main settlement or a key rural settlement?	-		-		-	
	5 - Is the site within close proximity to key services (eg schools, food shops, public transport, health centres etc)?	+		+		+	
	6 - Does it respect and protect existing landscape character?	--		--		-	
14. To increase opportunities for non-car travel and reduce the need for travel	1 - Does the site location encourage the use of existing or provide sustainable modes of travel?	--		--		--	
	2 - Will it reduce the overall impact on traffic sensitive areas?	++		?		?	
	3 - Will it help develop walking, cycling, rail and bus networks to enable residents access to employment, services and facilities?	?		?		?	

		Site reference	Comment	Site reference	Comment	Site reference	Comment
		228	other rural	236	other rural	307	
<b>SA Objective</b>	<b>Questions</b>						
1. To provide housing that meet the needs of all of our existing and future residents	1 - Will the site deliver affordable housing?	++		++		++	
	2 - Will the site use previously developed land or building?	-		--		-	
	3 - Will it give a high housing yield?	N	See Assumption	N	See Assumption	N	See Assumption
	4 - Will the site meet local need?	++	See Assumption	++	See Assumption	++	See Assumption
	5 - Will the site meet cross boundary and or/ neighbouring needs?	++	See Assumption	++	See Assumption	++	See Assumption
2. To promote safe communities and reduce fear of crime	1 - Will it reduce crime through design measures?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Will it contribute to a safe built environment?	N	See Assumption	N	See Assumption	N	See Assumption
3. Improve access to health facilities and promote wellbeing	1 - Will it improve accessibility to health care for existing residents (including older residents) and provide additional facilities for new residents?	+?	See Assumption	+?	See Assumption	+?	See Assumption
	2 - Will it support wellbeing including opportunities for recreational/ physical activity?	N		N		N	
	3 - Will it provide new accessible green space?	-?		-?		-?	
4. Maximise the use of previously developed land/ buildings and encourage the efficient use of land	1 - Will it result in the loss of land that has not been previously developed?	-		--		--	
	2 - Is the site capable of supporting higher density development and/ or a mix of uses?	N	See assumption	N	See assumption	N	See assumption
	3 - Does the site allow for the re-use of existing buildings?	+?		N		N	
	4 - Will it reduce the amount of derelict, degraded and underused land within the District?	N		N		N	
5. To improve educational attainment of the working age population	Will it reduce the number of working age residents who have no, or lower qualifications?	N	See assumption	N	See assumption	N	See assumption
6. To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	1 - Will it encourage higher skilled economic sectors in the District?	N		N		N	
	2 - Will it encourage new employment that is consistent with local needs?	N		N		N	
	3 - Will it encourage the growth of existing businesses?	N		N		N	
	4 - Will it encourage small businesses to grow?	N		N		N	
7. To reduce water and air pollution	1 - Which Source Protection Zone does the development fall within?	N		N		N	
	2 - Does the site fall within the River Mease SAC?	N		N		-	
	3 - Is the site within or directly connected by road to an AQMA?	N		N		N	
8. To minimise water and increase the recycling and reuse of waste materials	1 - Will it reduce household and/ or commercial waste?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Will it increase waste recovery and recycling?	N		N		N	
	3 - Will it reduce the proportion of waste sent to landfill?	N		N		N	
9. To reduce and manage flood risk and surface water run off	1 - Is the site located outside an area of risk from flooding?	-		-		-	
	2 - Will there be opportunity for flood risk reduction?	?	See Assumption	?	See Assumption	?	See Assumption
10. To reduce and manage the impacts of climate change and the Districts contribution to the causes	1 - Will it reduce the causes of climate change?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Will it encourage the prudent use of energy?	N	See Assumption	N	See Assumption	N	See Assumption
	3 - Will it provide opportunities for additional renewable energy generation capacity within the District?	N	See Assumption	N	See Assumption	N	See Assumption
11. To promote biodiversity protection, enhancement and management of species and habitats	1 - Will it conserve protected/ priority species?	-		N		-	
	2 - Will it conserve protected/ priority habitats and local nature conservation sites?	N		N		N	
	3 - Will it protect statutory designated sites?	N		N		N	
	4 - Will it encourage ecological connectivity (including green corridors and water courses)?	-		-		-	
	1 - Will it preserve and enhance buildings and structures and their settings and contribute to the Districts heritage?	N		N		N	

		Site reference	Comment	Site reference	Comment	Site reference	Comment
		228	other rural	236	other rural	307	
<b>SA Objective</b>	<b>Questions</b>						
12. To ensure the protection and enhancement of the historic environment and its setting	2 - Will it preserve and enhance conservation areas including their setting?	N		N		N	
	3 - Will it offer opportunities to bring heritage assets back into active use?	N		N		N	
13. Protect, enhance and manage the character and quality of the landscape and townscape	1 - Will it achieve high quality and sustainable design for buildings, spaces, and the public realm sensitive to the locality?	N		N		N	
	2 - Does it value and protect diverse and locally distinctive settlement and townscape character?	?		?		?	
	3 - Does it safe guard historic views and valuable skylines and settlements?	?		?		?	
	4 - Is the site within a main settlement or a key rural settlement?	-		-		-	
	5 - Is the site within close proximity to key services (eg schools, food shops, public transport, health centres etc)?	+		+		+	
	6 - Does it respect and protect existing landscape character?	-		-		-	
14. To increase opportunities for non-car travel and reduce the need for travel	1 - Does the site location encourage the use of existing or provide sustainable modes of travel?	-		-		-	
	2 - Will it reduce the overall impact on traffic sensitive areas?	?		?		?	
	3 - Will it help develop walking, cycling, rail and bus networks to enable residents access to employment, services and facilities?	?		?		?	

		Site reference	Comment	Site reference	Comment	Site reference	Comment
		300		360		359	
<b>SA Objective</b>	<b>Questions</b>						
1. To provide housing that meet the needs of all of our existing and future residents	1 - Will the site deliver affordable housing?	++		++		++	
	2 - Will the site use previously developed land or building?	-		-		-	
	3 - Will it give a high housing yield?	N	See Assumption	N	See Assumption	N	See Assumption
	4 - Will the site meet local need?	++	See Assumption	++	See Assumption	++	See Assumption
	5 - Will the site meet cross boundary and or/ neighbouring needs?	++	See Assumption	++	See Assumption	++	See Assumption
2. To promote safe communities and reduce fear of crime	1 - Will it reduce crime through design measures?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Will it contribute to a safe built environment?	N	See Assumption	N	See Assumption	N	See Assumption
3. Improve access to health facilities and promote wellbeing	1 - Will it improve accessibility to health care for existing residents (including older residents) and provide additional facilities for new residents?	+?	See Assumption	+?	See Assumption	+?	See Assumption
	2 - Will it support wellbeing including opportunities for recreational/ physical activity?	N		N		N	
	3 - Will it provide new accessible green space?	-?		-?		-?	
4. Maximise the use of previously developed land/ buildings and encourage the efficient use of land	1 - Will it result in the loss of land that has not been previously developed?	-		-		-	
	2 - Is the site capable of supporting higher density development and/ or a mix of uses?	N	See assumption	N	See assumption	N	See assumption
	3 - Does the site allow for the re-use of existing buildings?	+?		+?		+?	
	4 - Will it reduce the amount of derelict, degraded and underused land within the District?	N		N		N	
5. To improve educational attainment of the working age population	Will it reduce the number of working age residents who have no, or lower qualifications?	N	See assumption	N	See assumption	N	See assumption
6. To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	1 - Will it encourage higher skilled economic sectors in the District?	N		N		N	
	2 - Will it encourage new employment that is consistent with local needs?	N		N		N	
	3 - Will it encourage the growth of existing businesses?	N		N		N	
	4 - Will it encourage small businesses to grow?	N		N		N	
7. To reduce water and air pollution	1 - Which Source Protection Zone does the development fall within?	N		N		N	
	2 - Does the site fall within the River Mease SAC?	-		-		-	
	3 - Is the site within or directly connected by road to an AQMA?	N		N		N	
8. To minimise water and increase the recycling and reuse of waste materials	1 - Will it reduce household and/ or commercial waste?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Will it increase waste recovery and recycling?	N		N		N	
	3 - Will it reduce the proportion of waste sent to landfill?	N		N		N	
9. To reduce and manage flood risk and surface water run off	1 - Is the site located outside an area of risk from flooding?	-		-		-	
	2 - Will there be opportunity for flood risk reduction?	?	See Assumption	?	See Assumption	?	See Assumption
10. To reduce and manage the impacts of climate change and the Districts contribution to the causes	1 - Will it reduce the causes of climate change?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Will it encourage the prudent use of energy?	N	See Assumption	N	See Assumption	N	See Assumption
	3 - Will it provide opportunities for additional renewable energy generation capacity within the District?	N	See Assumption	N	See Assumption	N	See Assumption
11. To promote biodiversity protection, enhancement and management of species and habitats	1 - Will it conserve protected/ priority species?	N		N		N	
	2 - Will it conserve protected/ priority habitats and local nature conservation sites?	-		-		-	
	3 - Will it protect statutory designated sites?	N		N		N	
	4 - Will it encourage ecological connectivity (including green corridors and water courses)?	-		-		-	
	1 - Will it preserve and enhance buildings and structures and their settings and contribute to the Districts heritage?	N		-		N	

		Site reference	Comment	Site reference	Comment	Site reference	Comment
		300		360		359	
<b>SA Objective</b>	<b>Questions</b>						
12. To ensure the protection and enhancement of the historic environment and its setting	2 - Will it preserve and enhance conservation areas including their setting?	N		N		N	
	3 - Will it offer opportunities to bring heritage assets back into active use?	N		?		N	
13. Protect, enhance and manage the character and quality of the landscape and townscape	1 - Will it achieve high quality and sustainable design for buildings, spaces, and the public realm sensitive to the locality?	N		N		N	
	2 - Does it value and protect diverse and locally distinctive settlement and townscape character?	?		?		?	
	3 - Does it safe guard historic views and valuable skylines and settlements?	?		?		?	
	4 - Is the site within a main settlement or a key rural settlement?	-		-		-	
	5 - Is the site within close proximity to key services (eg schools, food shops, public transport, health centres etc)?	+		+		+	
	6 - Does it respect and protect existing landscape character?	--		--		--	
14. To increase opportunities for non-car travel and reduce the need for travel	1 - Does the site location encourage the use of existing or provide sustainable modes of travel?	--		--		--	
	2 - Will it reduce the overall impact on traffic sensitive areas?	?		?		?	
	3 - Will it help develop walking, cycling, rail and bus networks to enable residents access to employment, services and facilities?	?		?		?	

		Site reference	Comment	Site reference	Comment	Site reference	Comment
		302		60	Alrewas	259	Alrewas
<b>SA Objective</b>	<b>Questions</b>	107					
1. To provide housing that meet the needs of all of our existing and future residents	1 - Will the site deliver affordable housing?	++		++		++	
	2 - Will the site use previously developed land or building?	--		--		--	
	3 - Will it give a high housing yield?	N		N	See Assumption	N	See Assumption
	4 - Will the site meet local need?	++		++	See Assumption	++	See Assumption
	5 - Will the site meet cross boundary and or/ neighbouring needs?	++		++	See Assumption	++	See Assumption
2. To promote safe communities and reduce fear of crime	1 - Will it reduce crime through design measures?	N		N	See Assumption	N	See Assumption
	2 - Will it contribute to a safe built environment?	N		N	See Assumption	N	See Assumption
3. Improve access to health facilities and promote wellbeing	1 - Will it improve accessibility to health care for existing residents (including older residents) and provide additional facilities for new residents?	+?		+?	See Assumption	+?	See Assumption
	2 - Will it support wellbeing including opportunities for recreational/ physical activity?	N		N		N	
	3 - Will it provide new accessible green space?	-?		-?		-?	
4. Maximise the use of previously developed land/ buildings and encourage the efficient use of land	1 - Will it result in the loss of land that has not been previously developed?	--		--		--	
	2 - Is the site capable of supporting higher density development and/ or a mix of uses?	N		N	See assumption	N	See assumption
	3 - Does the site allow for the re-use of existing buildings?	N		N		+?	
	4 - Will it reduce the amount of derelict, degraded and underused land within the District?	N		N		N	
5. To improve educational attainment of the working age population	Will it reduce the number of working age residents who have no, or lower qualifications?	N		N	See assumption	N	See assumption
6. To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	1 - Will it encourage higher skilled economic sectors in the District?	N		N		N	
	2 - Will it encourage new employment that is consistent with local needs?	N		N		N	
	3 - Will it encourage the growth of existing businesses?	N		N		N	
	4 - Will it encourage small businesses to grow?	N		N		N	
7. To reduce water and air pollution	1 - Which Source Protection Zone does the development fall within?	-		N		N	
	2 - Does the site fall within the River Mease SAC?	N		N		N	
	3 - Is the site within or directly connected by road to an AQMA?	N		N		N	
8. To minimise water and increase the recycling and reuse of waste materials	1 - Will it reduce household and/ or commercial waste?	N		N	See Assumption	N	See Assumption
	2 - Will it increase waste recovery and recycling?	N		N		N	
	3 - Will it reduce the proportion of waste sent to landfill?	N		N		N	
9. To reduce and manage flood risk and surface water run off	1 - Is the site located outside an area of risk from flooding?	--		-		-	
	2 - Will there be opportunity for flood risk reduction?	?		?	See Assumption	?	See Assumption
10. To reduce and manage the impacts of climate change and the Districts contribution to the causes	1 - Will it reduce the causes of climate change?	N		N	See Assumption	N	See Assumption
	2 - Will it encourage the prudent use of energy?	N		N	See Assumption	N	See Assumption
	3 - Will it provide opportunities for additional renewable energy generation capacity within the District?	N		N	See Assumption	N	See Assumption
11. To promote biodiversity protection, enhancement and management of species and habitats	1 - Will it conserve protected/ priority species?	N		--		--	
	2 - Will it conserve protected/ priority habitats and local nature conservation sites?	N		N		N	
	3 - Will it protect statutory designated sites?	N		N		N	
	4 - Will it encourage ecological connectivity (including green corridors and water courses)?	-		-		N	
	1 - Will it preserve and enhance buildings and structures and their settings and contribute to the Districts heritage?	N		-	Historic point on site	N	

		Site reference	Comment	Site reference	Comment	Site reference	Comment
		302		60	Alrewas	259	Alrewas
<b>SA Objective</b>	<b>Questions</b>	107					
12. To ensure the protection and enhancement of the historic environment and its setting	2 - Will it preserve and enhance conservation areas including their setting?	N		N		N	
	3 - Will it offer opportunities to bring heritage assets back into active use?	N		N		N	
	1 - Will it achieve high quality and sustainable design for buildings, spaces, and the public realm sensitive to the locality?	N		N	See Assumption	N	See Assumption
13. Protect, enhance and manage the character and quality of the landscape and townscape	2 - Does it value and protect diverse and locally distinctive settlement and townscape character?	?		?		?	
	3 - Does it safe guard historic views and valuable skylines and settlements?	?		?		?	
	4 - Is the site within a main settlement or a key rural settlement?	-		--		--	
	5 - Is the site within close proximity to key services (eg schools, food shops, public transport, health centres etc)?	+		--		--	
	6 - Does it respect and protect existing landscape character?	N					
	14. To increase opportunities for non-car travel and reduce the need for travel	1 - Does the site location encourage the use of existing or provide sustainable modes of travel?	--		--		--
2 - Will it reduce the overall impact on traffic sensitive areas?		?		?		?	
3 - Will it help develop walking, cycling, rail and bus networks to enable residents access to employment, services and facilities?		?		?	See Assumption	?	



		Site reference	Comment	Site reference	Comment	Site reference	Comment
		19	Shenstone	358	Shenstone	90	Shenstone
<b>SA Objective</b>	<b>Questions</b>						
1. To provide housing that meet the needs of all of our existing and future residents	1 - Will the site deliver affordable housing?	++		++		++	
	2 - Will the site use previously developed land or building?	--		--		--	
	3 - Will it give a high housing yield?	N	See Assumption	N	See Assumption	N	See Assumption
	4 - Will the site meet local need?	++	See Assumption	++	See Assumption	++	See Assumption
	5 - Will the site meet cross boundary and or/ neighbouring needs?	++	See Assumption	++	See Assumption	++	See Assumption
2. To promote safe communities and reduce fear of crime	1 - Will it reduce crime through design measures?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Will it contribute to a safe built environment?	N	See Assumption	N	See Assumption	N	See Assumption
3. Improve access to health facilities and promote wellbeing	1 - Will it improve accessibility to health care for existing residents (including older residents) and provide additional facilities for new residents?	+?	See Assumption	+?	See Assumption	+?	See Assumption
	2 - Will it support wellbeing including opportunities for recreational/ physical activity?	N		N		N	
	3 - Will it provide new accessible green space?	-?		-?		-?	
4. Maximise the use of previously developed land/ buildings and encourage the efficient use of land	1 - Will it result in the loss of land that has not been previously developed?	--		--		--	
	2 - Is the site capable of supporting higher density development and/ or a mix of uses?	N	See assumption	N	See assumption	N	See assumption
	3 - Does the site allow for the re-use of existing buildings?	N	See assumption	N	See assumption	N	See assumption
	4 - Will it reduce the amount of derelict, degraded and underused land within the District?	N	See assumption	N	See assumption	N	See assumption
5. To improve educational attainment of the working age population	Will it reduce the number of working age residents who have no, or lower qualifications?	N	See assumption	N	See assumption	N	See assumption
6. To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	1 - Will it encourage higher skilled economic sectors in the District?	N	See assumption	N	See assumption	N	See assumption
	2 - Will it encourage new employment that is consistent with local needs?	N	See assumption	N	See assumption	N	See assumption
	3 - Will it encourage the growth of existing businesses?	N	See assumption	N	See assumption	N	See assumption
	4 - Will it encourage small businesses to grow?	N	See assumption	N	See assumption	N	See assumption
7. To reduce water and air pollution	1 - Which Source Protection Zone does the development fall within?	-		-		-	
	2 - Does the site fall within the River Mease SAC?	N		N		N	
	3 - Is the site within or directly connected by road to an AQMA?	N		N		N	
8. To minimise water and increase the recycling and reuse of waste materials	1 - Will it reduce household and/ or commercial waste?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Will it increase waste recovery and recycling?	N		N		N	
	3 - Will it reduce the proportion of waste sent to landfill?	N		N		N	
9. To reduce and manage flood risk and surface water run off	1 - Is the site located outside an area of risk from flooding?	-		-		-	
	2 - Will there be opportunity for flood risk reduction?	?	See Assumption	?	See Assumption	?	See Assumption
10. To reduce and manage the impacts of climate change and the Districts contribution to the causes	1 - Will it reduce the causes of climate change?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Will it encourage the prudent use of energy?	N	See Assumption	N	See Assumption	N	See Assumption
	3 - Will it provide opportunities for additional renewable energy generation capacity within the District?	N	See Assumption	N	See Assumption	N	See Assumption
11. To promote biodiversity protection, enhancement and management of species and habitats	1 - Will it conserve protected/ priority species?	-		-		-	
	2 - Will it conserve protected/ priority habitats and local nature conservation sites?	-		-		-	
	3 - Will it protect statutory designated sites?	N		N		N	
	4 - Will it encourage ecological connectivity (including green corridors and water courses)?	-		-		-	
	1 - Will it preserve and enhance buildings and structures and their settings and contribute to the Districts heritage?	N		N		N	

		Site reference	Comment	Site reference	Comment	Site reference	Comment
		19	Shenstone	358	Shenstone	90	Shenstone
<b>SA Objective</b>	<b>Questions</b>						
12. To ensure the protection and enhancement of the historic environment and its setting	2 - Will it preserve and enhance conservation areas including their setting?	N		N		N	
	3 - Will it offer opportunities to bring heritage assets back into active use?	-		-		-	
13. Protect, enhance and manage the character and quality of the landscape and townscape	1 - Will it achieve high quality and sustainable design for buildings, spaces, and the public realm sensitive to the locality?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Does it value and protect diverse and locally distinctive settlement and townscape character?	?		?		?	
	3 - Does it safe guard historic views and valuable skylines and settlements?	?		?		?	
	4 - Is the site within a main settlement or a key rural settlement?	--		--		--	
	5 - Is the site within close proximity to key services (eg schools, food shops, public transport, health centres etc)?	--		--		--	
	6 - Does it respect and protect existing landscape character?	--		--		--	
14. To increase opportunities for non-car travel and reduce the need for travel	1 - Does the site location encourage the use of existing or provide sustainable modes of travel?	--		--		--	
	2 - Will it reduce the overall impact on traffic sensitive areas?	?		?		?	
	3 - Will it help develop walking, cycling, rail and bus networks to enable residents access to employment, services and facilities?	?	See Assumption	?		?	See Assumption

		Site reference	Comment	Site reference	Comment	Site reference	Comment
		20	Harlaston	52	Harlaston	264	Harlaston
<b>SA Objective</b>	<b>Questions</b>						
1. To provide housing that meet the needs of all of our existing and future residents	1 - Will the site deliver affordable housing?	++		++		++	
	2 - Will the site use previously developed land or building?	--		++		--	
	3 - Will it give a high housing yield?	N	See Assumption	N	See Assumption	N	See Assumption
	4 - Will the site meet local need?	++	See Assumption	++	See Assumption	++	See Assumption
	5 - Will the site meet cross boundary and or/ neighbouring needs?	++	See Assumption	++	See Assumption	++	See Assumption
2. To promote safe communities and reduce fear of crime	1 - Will it reduce crime through design measures?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Will it contribute to a safe built environment?	N	See Assumption	N	See Assumption	N	See Assumption
3. Improve access to health facilities and promote wellbeing	1 - Will it improve accessibility to health care for existing residents (including older residents) and provide additional facilities for new residents?	+?	See Assumption	+?	See Assumption	+?	See Assumption
	2 - Will it support wellbeing including opportunities for recreational/ physical activity?	++		++		++	
	3 - Will it provide new accessible green space?	-?		+?		-?	
4. Maximise the use of previously developed land/ buildings and encourage the efficient use of land	1 - Will it result in the loss of land that has not been previously developed?	--		++		--	
	2 - Is the site capable of supporting higher density development and/ or a mix of uses?	N	See assumption	N	See assumption	N	See assumption
	3 - Does the site allow for the re-use of existing buildings?	N		+?		N	
	4 - Will it reduce the amount of derelict, degraded and underused land within the District?	N		N		N	
5. To improve educational attainment of the working age population	Will it reduce the number of working age residents who have no, or lower qualifications?	N	See assumption	N	See assumption	N	See assumption
6. To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	1 - Will it encourage higher skilled economic sectors in the District?	N		N		N	
	2 - Will it encourage new employment that is consistent with local needs?	N		N		N	
	3 - Will it encourage the growth of existing businesses?	N		N		N	
	4 - Will it encourage small businesses to grow?	N		N		N	
7. To reduce water and air pollution	1 - Which Source Protection Zone does the development fall within?	N		N		N	
	2 - Does the site fall within the River Mease SAC?	N		N		--	
	3 - Is the site within or directly connected by road to an AQMA?	N		N		N	
8. To minimise water and increase the recycling and reuse of waste materials	1 - Will it reduce household and/ or commercial waste?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Will it increase waste recovery and recycling?	N		+		N	
	3 - Will it reduce the proportion of waste sent to landfill?	N		+		N	
9. To reduce and manage flood risk and surface water run off	1 - Is the site located outside an area of risk from flooding?	-		-		-	
	2 - Will there be opportunity for flood risk reduction?	?	See Assumption	?	See Assumption	?	See Assumption
10. To reduce and manage the impacts of climate change and the Districts contribution to the causes	1 - Will it reduce the causes of climate change?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Will it encourage the prudent use of energy?	N	See Assumption	N	See Assumption	N	See Assumption
	3 - Will it provide opportunities for additional renewable energy generation capacity within the District?	N	See Assumption	N	See Assumption	N	See Assumption
11. To promote biodiversity protection, enhancement and management of species and habitats	1 - Will it conserve protected/ priority species?	-		-		-	
	2 - Will it conserve protected/ priority habitats and local nature conservation sites?	N		N		N	
	3 - Will it protect statutory designated sites?	N		N		N	
	4 - Will it encourage ecological connectivity (including green corridors and water courses)?	-		N		-	
	1 - Will it preserve and enhance buildings and structures and their settings and contribute to the Districts heritage?	N		N		N	

		Site reference	Comment	Site reference	Comment	Site reference	Comment
		20	Harlaston	52	Harlaston	264	Harlaston
<b>SA Objective</b>	<b>Questions</b>						
12. To ensure the protection and enhancement of the historic environment and its setting	2 - Will it preserve and enhance conservation areas including their setting?	--		--		--	
	3 - Will it offer opportunities to bring heritage assets back into active use?	-		-		-	
13. Protect, enhance and manage the character and quality of the landscape and townscape	1 - Will it achieve high quality and sustainable design for buildings, spaces, and the public realm sensitive to the locality?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Does it value and protect diverse and locally distinctive settlement and townscape character?	?		?		?	
	3 - Does it safe guard historic views and valuable skylines and settlements?	?		?		?	
	4 - Is the site within a main settlement or a key rural settlement?	-		-		-	
	5 - Is the site within close proximity to key services (eg schools, food shops, public transport, health centres etc)?	+		+		+	
	6 - Does it respect and protect existing landscape character?	-		-		-	
14. To increase opportunities for non-car travel and reduce the need for travel	1 - Does the site location encourage the use of existing or provide sustainable modes of travel?	--		--		--	
	2 - Will it reduce the overall impact on traffic sensitive areas?	?		?		?	
	3 - Will it help develop walking, cycling, rail and bus networks to enable residents access to employment, services and facilities?	?		?	See Assumption	?	

		Site reference	Comment	Site reference	Comment	Site reference	Comment
		40	Edingale	41	Edingale	31	Edingale
<b>SA Objective</b>	<b>Questions</b>						
1. To provide housing that meet the needs of all of our existing and future residents	1 - Will the site deliver affordable housing?	++		++		++	
	2 - Will the site use previously developed land or building?	--		--		--	
	3 - Will it give a high housing yield?	N		N	See Assumption	N	See Assumption
	4 - Will the site meet local need?	++		++	See Assumption	++	See Assumption
	5 - Will the site meet cross boundary and or/ neighbouring needs?	++		++	See Assumption	++	See Assumption
2. To promote safe communities and reduce fear of crime	1 - Will it reduce crime through design measures?	N		N	See Assumption	N	See Assumption
	2 - Will it contribute to a safe built environment?	N		N	See Assumption	N	See Assumption
3. Improve access to health facilities and promote wellbeing	1 - Will it improve accessibility to health care for existing residents (including older residents) and provide additional facilities for new residents?	+?		+?	See Assumption	+?	See Assumption
	2 - Will it support wellbeing including opportunities for recreational/ physical activity?	++		++		+	
	3 - Will it provide new accessible green space?	-?		-?		-?	
4. Maximise the use of previously developed land/ buildings and encourage the efficient use of land	1 - Will it result in the loss of land that has not been previously developed?	--		--		--	
	2 - Is the site capable of supporting higher density development and/ or a mix of uses?	N		N	See assumption	N	See assumption
	3 - Does the site allow for the re-use of existing buildings?	N		N		N	
	4 - Will it reduce the amount of derelict, degraded and underused land within the District?	N		N		N	
5. To improve educational attainment of the working age population	Will it reduce the number of working age residents who have no, or lower qualifications?	N		N	See assumption	N	See assumption
6. To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	1 - Will it encourage higher skilled economic sectors in the District?	N		N		N	
	2 - Will it encourage new employment that is consistent with local needs?	N		N		N	
	3 - Will it encourage the growth of existing businesses?	N		N		N	
	4 - Will it encourage small businesses to grow?	N		N		N	
7. To reduce water and air pollution	1 - Which Source Protection Zone does the development fall within?	N		N		N	
	2 - Does the site fall within the River Mease SAC?	N		N		N	
	3 - Is the site within or directly connected by road to an AQMA?	N		N		N	
8. To minimise water and increase the recycling and reuse of waste materials	1 - Will it reduce household and/ or commercial waste?	N		N	See Assumption	N	See Assumption
	2 - Will it increase waste recovery and recycling?	N		N		N	
	3 - Will it reduce the proportion of waste sent to landfill?	N		N		N	
9. To reduce and manage flood risk and surface water run off	1 - Is the site located outside an area of risk from flooding?	-		-		-	
	2 - Will there be opportunity for flood risk reduction?	?		?	See Assumption	?	See Assumption
10. To reduce and manage the impacts of climate change and the Districts contribution to the causes	1 - Will it reduce the causes of climate change?	N		N	See Assumption	N	See Assumption
	2 - Will it encourage the prudent use of energy?	N		N	See Assumption	N	See Assumption
	3 - Will it provide opportunities for additional renewable energy generation capacity within the District?	N		N	See Assumption	N	See Assumption
11. To promote biodiversity protection, enhancement and management of species and habitats	1 - Will it conserve protected/ priority species?	-		-		-	
	2 - Will it conserve protected/ priority habitats and local nature conservation sites?	-		-		N	
	3 - Will it protect statutory designated sites?	--		--		--	
	4 - Will it encourage ecological connectivity (including green corridors and water courses)?	-		-		N	
	1 - Will it preserve and enhance buildings and structures and their settings and contribute to the Districts heritage?	N		--		N	

		Site reference	Comment	Site reference	Comment	Site reference	Comment
		40	Edingale	41	Edingale	31	Edingale
<b>SA Objective</b>	<b>Questions</b>						
12. To ensure the protection and enhancement of the historic environment and its setting	2 - Will it preserve and enhance conservation areas including their setting?	N		N		N	
	3 - Will it offer opportunities to bring heritage assets back into active use?	N		-		N	
13. Protect, enhance and manage the character and quality of the landscape and townscape	1 - Will it achieve high quality and sustainable design for buildings, spaces, and the public realm sensitive to the locality?	N		N	See Assumption	N	See Assumption
	2 - Does it value and protect diverse and locally distinctive settlement and townscape character?	?		?		?	
	3 - Does it safe guard historic views and valuable skylines and settlements?	?		?		?	
	4 - Is the site within a main settlement or a key rural settlement?	-		-		-	
	5 - Is the site within close proximity to key services (eg schools, food shops, public transport, health centres etc)?	+		+		+	
	6 - Does it respect and protect existing landscape character?	-		-		-	
14. To increase opportunities for non-car travel and reduce the need for travel	1 - Does the site location encourage the use of existing or provide sustainable modes of travel?	--		--		--	
	2 - Will it reduce the overall impact on traffic sensitive areas?	?		?		?	
	3 - Will it help develop walking, cycling, rail and bus networks to enable residents access to employment, services and facilities?	?		?		?	

		Site reference	Comment	Site reference	Comment	Site reference	Comment
		51	Edingale	222	Edingale	186	
<b>SA Objective</b>	<b>Questions</b>						
1. To provide housing that meet the needs of all of our existing and future residents	1 - Will the site deliver affordable housing?	N		++		++	
	2 - Will the site use previously developed land or building?	--		--		--	
	3 - Will it give a high housing yield?	N	See Assumption	N	See Assumption	N	See Assumption
	4 - Will the site meet local need?	++	See Assumption	++	See Assumption	++	See Assumption
	5 - Will the site meet cross boundary and or/ neighbouring needs?	++	See Assumption	++	See Assumption	++	See Assumption
2. To promote safe communities and reduce fear of crime	1 - Will it reduce crime through design measures?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Will it contribute to a safe built environment?	N	See Assumption	N	See Assumption	N	See Assumption
3. Improve access to health facilities and promote wellbeing	1 - Will it improve accessibility to health care for existing residents (including older residents) and provide additional facilities for new residents?	+?	See Assumption	+?	See Assumption	+?	See Assumption
	2 - Will it support wellbeing including opportunities for recreational/ physical activity?	++		++		N	
	3 - Will it provide new accessible green space?	-?		-?		-?	
4. Maximise the use of previously developed land/ buildings and encourage the efficient use of land	1 - Will it result in the loss of land that has not been previously developed?	--		--		--	
	2 - Is the site capable of supporting higher density development and/ or a mix of uses?	N	See assumption	N	See assumption	N	See assumption
	3 - Does the site allow for the re-use of existing buildings?	N		N		N	
	4 - Will it reduce the amount of derelict, degraded and underused land within the District?	N		N		N	
5. To improve educational attainment of the working age population	Will it reduce the number of working age residents who have no, or lower qualifications?	N	See assumption	N	See assumption	N	See assumption
6. To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	1 - Will it encourage higher skilled economic sectors in the District?	N		N		N	
	2 - Will it encourage new employment that is consistent with local needs?	N		N		N	
	3 - Will it encourage the growth of existing businesses?	N		N		N	
	4 - Will it encourage small businesses to grow?	N		N		N	
7. To reduce water and air pollution	1 - Which Source Protection Zone does the development fall within?	N		N		N	
	2 - Does the site fall within the River Mease SAC?	N		N		N	
	3 - Is the site within or directly connected by road to an AQMA?	N		N		N	
8. To minimise water and increase the recycling and reuse of waste materials	1 - Will it reduce household and/ or commercial waste?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Will it increase waste recovery and recycling?	N		N		N	
	3 - Will it reduce the proportion of waste sent to landfill?	N		N		N	
9. To reduce and manage flood risk and surface water run off	1 - Is the site located outside an area of risk from flooding?	-		-		-	
	2 - Will there be opportunity for flood risk reduction?	?	See Assumption	?	See Assumption	?	See Assumption
10. To reduce and manage the impacts of climate change and the Districts contribution to the causes	1 - Will it reduce the causes of climate change?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Will it encourage the prudent use of energy?	N	See Assumption	N	See Assumption	N	See Assumption
	3 - Will it provide opportunities for additional renewable energy generation capacity within the District?	N	See Assumption	N	See Assumption	N	See Assumption
11. To promote biodiversity protection, enhancement and management of species and habitats	1 - Will it conserve protected/ priority species?	-		-		-	
	2 - Will it conserve protected/ priority habitats and local nature conservation sites?	N		-		-	
	3 - Will it protect statutory designated sites?	--		--		N	
	4 - Will it encourage ecological connectivity (including green corridors and water courses)?	N		N		-	
	1 - Will it preserve and enhance buildings and structures and their settings and contribute to the Districts heritage?	N		N		N	

		Site reference	Comment	Site reference	Comment	Site reference	Comment
		51	Edingale	222	Edingale	186	
<b>SA Objective</b>	<b>Questions</b>						
12. To ensure the protection and enhancement of the historic environment and its setting	2 - Will it preserve and enhance conservation areas including their setting?	N		N		N	
	3 - Will it offer opportunities to bring heritage assets back into active use?	N		N		N	
13. Protect, enhance and manage the character and quality of the landscape and townscape	1 - Will it achieve high quality and sustainable design for buildings, spaces, and the public realm sensitive to the locality?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Does it value and protect diverse and locally distinctive settlement and townscape character?	?		?		?	
	3 - Does it safe guard historic views and valuable skylines and settlements?	?		?		?	
	4 - Is the site within a main settlement or a key rural settlement?	-		-		--	Near to Norton Canes (Walsall)
	5 - Is the site within close proximity to key services (eg schools, food shops, public transport, health centres etc)?	+		+		--	
	6 - Does it respect and protect existing landscape character?	-		-		-	
14. To increase opportunities for non-car travel and reduce the need for travel	1 - Does the site location encourage the use of existing or provide sustainable modes of travel?	--		--		--	
	2 - Will it reduce the overall impact on traffic sensitive areas?	?		?		?	
	3 - Will it help develop walking, cycling, rail and bus networks to enable residents access to employment, services and facilities?	?		?		?	



		Site reference	Comment	Site reference	Comment	Site reference	Comment
		199		290		240	
<b>SA Objective</b>	<b>Questions</b>						
1. To provide housing that meet the needs of all of our existing and future residents	1 - Will the site deliver affordable housing?	N		++		++	
	2 - Will the site use previously developed land or building?	--		--		++	
	3 - Will it give a high housing yield?	N	See Assumption	N	See Assumption	N	See Assumption
	4 - Will the site meet local need?	++	See Assumption	++	See Assumption	++	See Assumption
	5 - Will the site meet cross boundary and or/ neighbouring needs?	++	See Assumption	++	See Assumption	++	See Assumption
2. To promote safe communities and reduce fear of crime	1 - Will it reduce crime through design measures?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Will it contribute to a safe built environment?	N	See Assumption	N	See Assumption	N	See Assumption
3. Improve access to health facilities and promote wellbeing	1 - Will it improve accessibility to health care for existing residents (including older residents) and provide additional facilities for new residents?	+?	See Assumption	+?	See Assumption	+?	See Assumption
	2 - Will it support wellbeing including opportunities for recreational/ physical activity?	N		N		N	
	3 - Will it provide new accessible green space?	-?		-?		+?	
4. Maximise the use of previously developed land/ buildings and encourage the efficient use of land	1 - Will it result in the loss of land that has not been previously developed?	--		--		++	
	2 - Is the site capable of supporting higher density development and/ or a mix of uses?	N	See assumption	N	See assumption	N	See assumption
	3 - Does the site allow for the re-use of existing buildings?	N		N		+?	
	4 - Will it reduce the amount of derelict, degraded and underused land within the District?	N		N		N	
5. To improve educational attainment of the working age population	Will it reduce the number of working age residents who have no, or lower qualifications?	N	See assumption	N	See assumption	N	See assumption
6. To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	1 - Will it encourage higher skilled economic sectors in the District?	N		N		--	
	2 - Will it encourage new employment that is consistent with local needs?	N		N		--	
	3 - Will it encourage the growth of existing businesses?	N		N		--	
	4 - Will it encourage small businesses to grow?	N		N		--	
7. To reduce water and air pollution	1 - Which Source Protection Zone does the development fall within?	-		N		-	
	2 - Does the site fall within the River Mease SAC?	N		N		N	
	3 - Is the site within or directly connected by road to an AQMA?	N		N		N	
8. To minimise water and increase the recycling and reuse of waste materials	1 - Will it reduce household and/ or commercial waste?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Will it increase waste recovery and recycling?	N		N		+	
	3 - Will it reduce the proportion of waste sent to landfill?	N		N		+	
9. To reduce and manage flood risk and surface water run off	1 - Is the site located outside an area of risk from flooding?	-		-		-	
	2 - Will there be opportunity for flood risk reduction?	?	See Assumption	?	See Assumption	?	See Assumption
10. To reduce and manage the impacts of climate change and the Districts contribution to the causes	1 - Will it reduce the causes of climate change?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Will it encourage the prudent use of energy?	N	See Assumption	N	See Assumption	N	See Assumption
	3 - Will it provide opportunities for additional renewable energy generation capacity within the District?	N	See Assumption	N	See Assumption	N	See Assumption
11. To promote biodiversity protection, enhancement and management of species and habitats	1 - Will it conserve protected/ priority species?	N		-		-	
	2 - Will it conserve protected/ priority habitats and local nature conservation sites?	N		N		N	
	3 - Will it protect statutory designated sites?	N		N		N	
	4 - Will it encourage ecological connectivity (including green corridors and water courses)?	-		-		N	
	1 - Will it preserve and enhance buildings and structures and their settings and contribute to the Districts heritage?	N		N		N	

		Site reference	Comment	Site reference	Comment	Site reference	Comment
		199		290		240	
<b>SA Objective</b>	<b>Questions</b>						
12. To ensure the protection and enhancement of the historic environment and its setting	2 - Will it preserve and enhance conservation areas including their setting?	N		N		N	
	3 - Will it offer opportunities to bring heritage assets back into active use?	N		N		N	
13. Protect, enhance and manage the character and quality of the landscape and townscape	1 - Will it achieve high quality and sustainable design for buildings, spaces, and the public realm sensitive to the locality?	N	See Assumption	N	See Assumption	N	See Assumption
	2 - Does it value and protect diverse and locally distinctive settlement and townscape character?	?		?		?	
	3 - Does it safe guard historic views and valuable skylines and settlements?	?		?		?	
	4 - Is the site within a main settlement or a key rural settlement?	--		--		--	
	5 - Is the site within close proximity to key services (eg schools, food shops, public transport, health centres etc)?	--		--		--	
	6 - Does it respect and protect existing landscape character?	--		--		-	
14. To increase opportunities for non-car travel and reduce the need for travel	1 - Does the site location encourage the use of existing or provide sustainable modes of travel?	--		--		--	
	2 - Will it reduce the overall impact on traffic sensitive areas?	++		?		?	
	3 - Will it help develop walking, cycling, rail and bus networks to enable residents access to employment, services and facilities?	?	See Assumption	?		?	See Assumption

# **APPENDIX E - MATRICES OF PROPOSED SUBMISSION PLAN POLICIES**

		Strategic Policy SP1: The Spatial Strategy	Strategic Policy SP2: Sustainable transport	Strategic Policy SP3: Sustainable Travel	Strategic Policy SP4 - Transport Safeguarding	Policy LT1: Parking Provision	Strategic Policy SP5: Infrastructure Delivery	Local Policy INF1: Supporting and Providing Infrastructure	Local Policy INF2: Provision of Social and Community Infrastructure
<b>SA Objective</b>	<b>Questions</b>								
1. To provide housing that meet the needs of all of our existing and future residents	1 - Will the policy deliver affordable housing?	++	N	N	N	N	+	N	N
	2 - Will the policy use previously developed land or building?	++	N	N	N	N	+	N	N
	3 - Will it give a high housing yield?	N	N	N	N	N	+	N	N
	4 - Will the policy meet local need?	++	N	N	N	N	+	N	N
	5 - Will the policy meet cross boundary and or/ neighbouring needs?	++	N	N	N	N	+	N	N
2. To promote safe communities and reduce fear of crime	1 - Will it reduce crime through design measures?	N	N	N	N	N	N	N	N
	2 - Will it contribute to a safe built environment?	N	N	N	N	N	N	N	N
3. Improve access to health facilities and promote wellbeing	1 - Will it improve accessibility to health care for existing residents (including older residents) and provide additional facilities for new residents?	+	+	+	N	N	+	+	++
	2 - Will it support wellbeing including opportunities for recreational/ physical activity?	++	+	+	N	N	+	+	++
	3 - Will it provide new accessible green space?	N	+	+	N	N	+	+	++
4. Maximise the use of previously developed land/buildings and encourage the efficient use of land	1 - Will it result in the loss of land that has not been previously developed?	-	N	N	N	N	N	N	N
	2 - Is the policy capable of supporting higher density development and/ or a mix of uses?	++	N	N	N	N	N	N	N
	3 - Does the policy allow for the re-use of existing buildings?	++	N	N	N	N	N	N	N
	4 - Will it reduce the amount of derelict, degraded and underused land within the District?	++	N	N	N	N	N	N	N
5. To improve educational attainment of the working age population	Will it reduce the number of working age residents who have no, or lower qualifications?	+	N	N	N	N	+	N	N
6. To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	1 - Will it encourage higher skilled economic sectors in the District?	+	N	N	N	N	+	N	N
	2 - Will it encourage new employment that is consistent with local needs?	+	N	N	N	N	+	N	N
	3 - Will it encourage the growth of existing businesses?	+	N	N	N	N	+	N	N
	4 - Will it encourage small businesses to grow?	+	N	N	N	N	+	N	N
7. To reduce water and air pollution	1 - Which Source Protection Zone does the development fall within?	N	N	N	N	N	N	N	N
	2 - Does the policy fall within the River Mease SAC?	N	N	N	N	N	N	N	N
	3 - Is the policy within or directly connected by road to an AQMA?	-	+	+	+	+	N	N	N
8. To minimise water and increase the recycling and reuse of waste materials	1 - Will it reduce household and/ or commercial waste?	N	N	N	N	N	N	N	N
	2 - Will it increase waste recovery and recycling?	N	N	N	N	N	N	N	N
	3 - Will it reduce the proportion of waste sent to landfill?	N	N	N	N	N	N	N	N
9. To reduce and manage flood risk and surface water run off	1 - Is the site located outside an area of risk from flooding?	N	N	N	N	N	N	N	N
	2 - Will there be opportunity for flood risk reduction?	+	N	N	N	N	N	N	N
10. To reduce and manage the impacts of climate change and the Districts contribution to the causes	1 - Will it reduce the causes of climate change?	+	+	+	+	+	N	N	N
	2 - Will it encourage the prudent use of energy?	N	N	N	N	N	N	N	N
	3 - Will it provide opportunities for additional renewable energy generation capacity within the District?	N	N	N	N	N	N	N	N
11. To promote biodiversity protection, enhancement and management of species and habitats	1 - Will it conserve protected/ priority species?	N	N	N	N	N	N	N	N
	2 - Will it conserve protected/ priority habitats and local nature conservation sites?	N	N	N	N	N	N	N	N
	3 - Will it protect statutory designated sites?	N	N	N	N	N	N	N	N
	4 - Will it encourage ecological connectivity (including green corridors and water courses)?	N	N	N	N	N	N	+	N
12. To ensure the protection and enhancement of the historic environment and its setting	1 - Will it preserve and enhance buildings and structures and their settings and contribute to the Districts heritage?	N	N	N	N	N	N	N	N
	2 - Will it preserve and enhance conservation areas including their setting?	N	N	N	N	N	N	N	N
	3 - Will it offer opportunities to bring heritage assets back into active use?	N	N	N	N	N	N	N	N
	1 - Will it achieve high quality and sustainable design for buildings, spaces, and the public realm sensitive to the locality?	N	N	N	N	N	N	N	N
	2 - Does it value and protect diverse and locally distinctive settlement and townscape character?	N	N	+	N	N	N	N	N
	3 - Does it safe guard historic views and valuable skylines and settlements?	N	N	N	N	N	N	N	N
	4 - Is the site within a main settlement or a key rural settlement?	N	N	N	N	N	N	N	N

		Strategic Policy SP1: The Spatial Strategy	Strategic Policy SP2: Sustainable transport	Strategic Policy SP3: Sustainable Travel	Strategic Policy SP4 - Transport Safeguarding	Policy LT1: Parking Provision	Strategic Policy SP5: Infrastructure Delivery	Local Policy INF1: Supporting and Providing Infrastructure	Local Policy INF2: Provision of Social and Community Infrastructure
<b>SA Objective</b>	<b>Questions</b>								
13. Protect, enhance and manage the character and quality of the landscape and townscape	5 - Is the site within close proximity to key services (eg schools, food shops, public transport, health centres etc)?	N	N	N	N	N	N	N	+
	6 - Does it respect and protect existing landscape character?	+	N	N	N	N	N	N	N
14. To increase opportunities for non-car travel and reduce the need for travel	1 - Does the policy encourage the use of existing or provide sustainable modes of travel?	+	++	++	++	++	+	+	+
	2 - Will it reduce the overall impact on traffic sensitive areas?	+	++	++	++	++	+	N	+
	3 - Will it help develop walking, cycling, rail and bus networks to enable residents access to employment, services and facilities?	+	++	++	++	++	+	+	+

		Local Policy INF3: Retention of Social and Community Infrastructure	Strategic Policy SP6: Infrastructure and services that support healthy communities	Strategic Policy SP7: Participating in Sport and Physical Activity	Local Policy INF4: Green infrastructure, open space and playing pitches	Local Policy INF5: New open space provision requirements	Strategic Policy SP8: Blue infrastructure, watercourses and flood risk	Strategic Policy SP9: Water Quality
<b>SA Objective</b>	<b>Questions</b>							
1. To provide housing that meet the needs of all of our existing and future residents	1 - Will the policy deliver affordable housing?	N	N	N	N	N	N	N
	2 - Will the policy use previously developed land or building?	N	N	N	N	N	N	N
	3 - Will it give a high housing yield?	N	N	N	N	N	N	N
	4 - Will the policy meet local need?	N	N	N	N	N	N	N
	5 - Will the policy meet cross boundary and or/ neighbouring needs?	N	N	N	N	N	N	N
2. To promote safe communities and reduce fear of crime	1 - Will it reduce crime through design measures?	N	++	N	N	N	N	N
	2 - Will it contribute to a safe built environment?	N	++	N	N	N	N	N
3. Improve access to health facilities and promote wellbeing	1 - Will it improve accessibility to health care for existing residents (including older residents) and provide additional facilities for new residents?	++	++	++	N	N	N	N
	2 - Will it support wellbeing including opportunities for recreational/ physical activity?	++	++	++	++	++	N	N
	3 - Will it provide new accessible green space?	++	+	++	++	++	N	N
4. Maximise the use of previously developed land/buildings and encourage the efficient use of land	1 - Will it result in the loss of land that has not been previously developed?	N	N	N	N	N	N	N
	2 - Is the policy capable of supporting higher density development and/ or a mix of uses?	N	N	N	N	N	N	N
	3 - Does the policy allow for the re-use of existing buildings?	N	N	N	+	N	N	N
	4 - Will it reduce the amount of derelict, degraded and underused land within the District?	N	N	N	N	N	N	N
5. To improve educational attainment of the working age population	Will it reduce the number of working age residents who have no, or lower qualifications?	N	+	N	N	N	N	N
6. To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	1 - Will it encourage higher skilled economic sectors in the District?	N	N	N	N	N	N	N
	2 - Will it encourage new employment that is consistent with local needs?	N	N	N	N	N	N	N
	3 - Will it encourage the growth of existing businesses?	N	N	N	N	N	N	N
	4 - Will it encourage small businesses to grow?	N	N	N	N	N	N	N
7. To reduce water and air pollution	1 - Which Source Protection Zone does the development fall within?	N	N	N	N	N	++	++
	2 - Does the policy fall within the River Mease SAC?	N	N	N	N	N	N	++
	3 - Is the policy within or directly connected by road to an AQMA?	N	N	N	N	N	N	N
8. To minimise water and increase the recycling and reuse of waste materials	1 - Will it reduce household and/ or commercial waste?	N	N	N	N	N	N	N
	2 - Will it increase waste recovery and recycling?	N	N	N	N	N	N	N
	3 - Will it reduce the proportion of waste sent to landfill?	N	N	N	N	N	N	N
9. To reduce and manage flood risk and surface water run off	1 - Is the site located outside an area of risk from flooding?	N	N	N	N	N	++	N
	2 - Will there be opportunity for flood risk reduction?	N	N	N	N	N	++	N
10. To reduce and manage the impacts of climate change and the Districts contribution to the causes	1 - Will it reduce the causes of climate change?	N	N	N	+	+	+	N
	2 - Will it encourage the prudent use of energy?	N	N	N	N	N	N	N
	3 - Will it provide opportunities for additional renewable energy generation capacity within the District?	N	N	N	N	N	N	N
11. To promote biodiversity protection, enhancement and management of species and habitats	1 - Will it conserve protected/ priority species?	N	N	N	N	N	N	N
	2 - Will it conserve protected/ priority habitats and local nature conservation sites?	N	N	N	N	N	N	N
	3 - Will it protect statutory designated sites?	N	N	N	N	N	N	++
	4 - Will it encourage ecological connectivity (including green corridors and water courses)?	N	+	N	+	+	+	N
12. To ensure the protection and enhancement of the historic environment and its setting	1 - Will it preserve and enhance buildings and structures and their settings and contribute to the Districts heritage?	N	N	N	N	N	N	N
	2 - Will it preserve and enhance conservation areas including their setting?	N	N	N	N	N	N	N
	3 - Will it offer opportunities to bring heritage assets back into active use?	N	N	N	N	N	N	N
	1 - Will it achieve high quality and sustainable design for buildings, spaces, and the public realm sensitive to the locality?	N	N	N	N	N	N	N
	2 - Does it value and protect diverse and locally distinctive settlement and townscape character?	N	N	N	N	N	N	N
	3 - Does it safe guard historic views and valuable skylines and settlements?	N	N	N	N	N	N	N
	4 - Is the site within a main settlement or a key rural settlement?	N	N	N	N	N	N	N

		Local Policy INF3: Retention of Social and Community Infrastructure	Strategic Policy SP6: Infrastructure and services that support healthy communities	Strategic Policy SP7: Participating in Sport and Physical Activity	Local Policy INF4: Green infrastructure, open sapce and playing pitches	Local Policy INF5: New open space provision requirements	Strategic Policy SP8: Blue infrastructure, watercourses and flood risk	Strategic Policy SP9: Water Quality
<b>SA Objective</b>	<b>Questions</b>							
13. Protect, enhance and manage the character and quality of the landscape and townscape	5 - Is the site within close proximity to key services (eg schools, food shops, public transport, health centres etc)?	+	N	N	N	N	N	N
	6 - Does it respect and protect existing landscape character?	N	N	N	N	N	N	N
14. To increase opportunities for non-car travel and reduce the need for travel	1 - Does the policy encourage the use of existing or provide sustainable modes of travel?	+	N	N	N	N	N	N
	2 - Will it reduce the overall impact on traffic sensitive areas?	+	N	N	N	N	N	N
	3 - Will it help develop walking, cycling, rail and bus networks to enable residents access to employment, services and facilities?	+	+	++	+	+	N	N

		Strategic Policy SP10: Sustainable Development	Local Policy SD1: Sustainable Design and Master planning	Strategic Policy SP11: Protecting Green Belt Land	Local Policy SD2: Renewable and Low Carbon Energy	Strategic Policy SP12: Housing provision	Local Policy H1: Achieving a balanced housing market and optimising housing density	Local Policy H2: Affordable Housing	Local Policy H3: Accommodation for gypsies and travellers
<b>SA Objective</b>	<b>Questions</b>								
1. To provide housing that meet the needs of all of our existing and future residents	1 - Will the policy deliver affordable housing?	+	N	+	N	++	++	++	++
	2 - Will the policy use previously developed land or building?	++	+	N	N	++	++	++	++
	3 - Will it give a high housing yield?	+	N	N	N	++	++	++	N
	4 - Will the policy meet local need?	+	N	N	N	++	++	++	++
	5 - Will the policy meet cross boundary and or/ neighbouring needs?	+	N	N	N	++	++	++	++
2. To promote safe communities and reduce fear of crime	1 - Will it reduce crime through design measures?	N	++	N	N	N	N	N	N
	2 - Will it contribute to a safe built environment?	++	++	N	N	+	N	N	N
3. Improve access to health facilities and promote wellbeing	1 - Will it improve accessibility to health care for existing residents (including older residents) and provide additional facilities for new residents?	+	N	N	N	+	N	N	N
	2 - Will it support wellbeing including opportunities for recreational/ physical activity?	+	++	+	N	+	N	N	N
	3 - Will it provide new accessible green space?	+	++	+	N	+	N	N	N
4. Maximise the use of previously developed land buildings and encourage the efficient use of land	1 - Will it result in the loss of land that has not been previously developed?	+	N	+	N	-	N	N	+
	2 - Is the policy capable of supporting higher density development and/ or a mix of uses?	+	N	N	N	+	N	N	N
	3 - Does the policy allow for the re-use of existing buildings?	+	N	N	N	+	N	N	N
	4 - Will it reduce the amount of derelict, degraded and underused land within the District?	+	N	+	N	+	N	N	N
5. To improve educational attainment of the working age population	Will it reduce the number of working age residents who have no, or lower qualifications?	+	N	N	N	N	N	N	N
6. To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	1 - Will it encourage higher skilled economic sectors in the District?	+	N	N	N	N	N	N	N
	2 - Will it encourage new employment that is consistent with local needs?	+	N	N	N	N	N	N	N
	3 - Will it encourage the growth of existing businesses?	+	N	N	N	N	N	N	N
	4 - Will it encourage small businesses to grow?	+	N	N	N	N	N	N	N
7. To reduce water and air pollution	1 - Which Source Protection Zone does the development fall within?	+	N	N	N	N	N	N	N
	2 - Does the policy fall within the River Mease SAC?	+	N	N	N	N	N	N	N
	3 - Is the policy within or directly connected by road to an AQMA?	+	N	N	N	N	N	N	N
8. To minimise water and increase the recycling and reuse of waste materials	1 - Will it reduce household and/ or commercial waste?	+	+	N	N	N	N	N	N
	2 - Will it increase waste recovery and recycling?	+	+	N	N	N	N	N	N
	3 - Will it reduce the proportion of waste sent to landfill?	+	+	N	N	N	N	N	N
9. To reduce and manage flood risk and surface water run off	1 - Is the site located outside an area of risk from flooding?	+	N	N	N	N	N	N	N
	2 - Will there be opportunity for flood risk reduction?	+	N	N	N	N	N	N	N
10. To reduce and manage the impacts of climate change and the Districts contribution to the causes	1 - Will it reduce the causes of climate change?	+	+	N	+	N	N	N	N
	2 - Will it encourage the prudent use of energy?	+	+	N	++	N	N	N	N
	3 - Will it provide opportunities for additional renewable energy generation capacity within the District?	+	+	N	++	N	N	N	N
11. To promote biodiversity protection, enhancement and management of species and habitats	1 - Will it conserve protected/ priority species?	+	+	N	+	N	N	N	N
	2 - Will it conserve protected/ priority habitats and local nature conservation sites?	+	+	N	+	N	N	N	N
	3 - Will it protect statutory designated sites?	+	+	N	+	N	N	N	N
	4 - Will it encourage ecological connectivity (including green corridors and water courses)?	+	+	+	+	N	N	N	N
12. To ensure the protection and enhancement of the historic environment and its setting	1 - Will it preserve and enhance buildings and structures and their settings and contribute to the Districts heritage?	+	+	N	+	N	N	N	N
	2 - Will it preserve and enhance conservation areas including their setting?	+	+	N	+	N	N	N	N
	3 - Will it offer opportunities to bring heritage assets back into active use?	+	+	N	+	N	N	N	N
	1 - Will it achieve high quality and sustainable design for buildings, spaces, and the public realm sensitive to the locality?	+	++	N	+	N	N	+	N
	2 - Does it value and protect diverse and locally distinctive settlement and townscape character?	+	++	N	+	N	N	N	N
	3 - Does it safe guard historic views and valuable skylines and settlements?	+	++	N	+	N	N	N	N
	4 - Is the site within a main settlement or a key rural settlement?	+	+	N	N	N	N	N	N



		Strategic Policy SP10: Sustainable Development	Local Policy SD1: Sustainable Design and Master planning	Strategic Policy SP11: Protecting Green Belt Land	Local Policy SD2: Renewable and Low Carbon Energy	Strategic Policy SP12: Housing provision	Local Policy H1: Achieving a balanced housing market and optimising housing density	Local Policy H2: Affordable Housing	Local Policy H3: Accommodation for gypsies and travellers
SA Objective	Questions								
13. Protect, enhance and manage the character and quality of the landscape and townscape	5 - Is the site within close proximity to key services (eg schools, food shops, public transport, health centres etc)?	+	+	N	+	N	N	N	N
	6 - Does it respect and protect existing landscape character?	+	++	+	+	N	N	N	N
14. To increase opportunities for non-car travel and reduce the need for travel	1 - Does the policy encourage the use of existing or provide sustainable modes of travel?	+	+	N	N	N	N	N	N
	2 - Will it reduce the overall impact on traffic sensitive areas?	+	+	N	N	N	N	N	N
	3 - Will it help develop walking, cycling, rail and bus networks to enable residents access to employment, services and facilities?	+	+	N	N	N	N	N	N

		Strategic Policy SP13: Employment and Economic Growth	Strategic Policy SP14: Centres	Local Policy E1: Drayton Manor Park	Local Policy E2: Tourism, Arts and Culture	Strategic Policy SP15: Natural Resources	Local Policy NR1: Countryside Management	Local Policy NR2: Habitats and Biodiversity	Local Policy NR3: Trees, Woodlands and Hedgerows	Strategic Policy SP16: Natural and Historic Landscapes
<b>SA Objective</b>	<b>Questions</b>									
1. To provide housing that meet the needs of all of our existing and future residents	1 - Will the policy deliver affordable housing?	N	N	N	N	N	N	N	N	N
	2 - Will the policy use previously developed land or building?	N	N	N	N	N	N	N	N	N
	3 - Will it give a high housing yield?	N	N	N	N	N	N	N	N	N
	4 - Will the policy meet local need?	N	N	N	N	N	N	N	N	N
	5 - Will the policy meet cross boundary and or/ neighbouring needs?	N	N	N	N	N	N	N	N	N
2. To promote safe communities and reduce fear of crime	1 - Will it reduce crime through design measures?	N	N	N	N	N	N	N	N	N
	2 - Will it contribute to a safe built environment?	N	N	N	N	N	N	N	N	N
3. Improve access to health facilities and promote wellbeing	1 - Will it improve accessibility to health care for existing residents (including older residents) and provide additional facilities for new residents?	N	+	N	N	N	N	N	N	N
	2 - Will it support wellbeing including opportunities for recreational/ physical activity?	N	+	+	++	N	N	N	N	N
	3 - Will it provide new accessible green space?	N	N	N	N	N	N	N	N	N
4. Maximise the use of previously developed land/buildings and encourage the efficient use of land	1 - Will it result in the loss of land that has not been previously developed?	N	+	N	N	N	N	N	N	N
	2 - Is the policy capable of supporting higher density development and/ or a mix of uses?	N	+	N	N	N	N	N	N	N
	3 - Does the policy allow for the re-use of existing buildings?	N	+	N	N	N	N	N	N	N
4 - Will it reduce the amount of derelict, degraded and underused land within the District?		N	+	N	N	N	N	N	N	N
		N	+	N	N	N	N	N	N	N
5. To improve educational attainment of the working age population	Will it reduce the number of working age residents who have no, or lower qualifications?	N	N	N	N	N	N	N	N	N
6. To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	1 - Will it encourage higher skilled economic sectors in the District?	++	+	+	N	N	N	N	N	N
	2 - Will it encourage new employment that is consistent with local needs?	++	+	+	N	N	+	N	N	N
	3 - Will it encourage the growth of existing businesses?	++	+	++	++	N	+	N	N	N
	4 - Will it encourage small businesses to grow?	++	+	+	+	N	+	N	N	N
7. To reduce water and air pollution	1 - Which Source Protection Zone does the development fall within?	N	N	N	N	N	N	N	N	N
	2 - Does the policy fall within the River Mease SAC?	N	N	N	N	N	N	N	N	N
	3 - Is the policy within or directly connected by road to an AQMA?	N	N	N	N	N	N	N	N	N
8. To minimise water and increase the recycling and reuse of waste materials	1 - Will it reduce household and/ or commercial waste?	N	N	N	N	N	N	N	N	N
	2 - Will it increase waste recovery and recycling?	N	N	N	N	N	N	N	N	N
	3 - Will it reduce the proportion of waste sent to landfill?	N	N	N	N	N	N	N	N	N
9. To reduce and manage flood risk and surface water run off	1 - Is the site located outside an area of risk from flooding?	N	N	N	N	N	N	N	N	N
	2 - Will there be opportunity for flood risk reduction?	N	N	N	N	N	N	N	N	N
10. To reduce and manage the impacts of climate change and the Districts contribution to the causes	1 - Will it reduce the causes of climate change?	N	N	N	N	N	N	N	N	N
	2 - Will it encourage the prudent use of energy?	N	N	N	N	N	N	N	N	N
	3 - Will it provide opportunities for additional renewable energy generation capacity within the District?	N	N	N	N	N	N	N	N	N
11. To promote biodiversity protection, enhancement and management of species and habitats	1 - Will it conserve protected/ priority species?	N	N	N	N	++	++	++	+	N
	2 - Will it conserve protected/ priority habitats and local nature conservation sites?	N	N	N	N	++	++	++	+	N
	3 - Will it protect statutory designated sites?	N	N	N	N	++	++	++	+	N
	4 - Will it encourage ecological connectivity (including green corridors and water courses)?	N	N	+	N	+	++	++	++	N
12. To ensure the protection and enhancement of the historic environment and its setting	1 - Will it preserve and enhance buildings and structures and their settings and contribute to the Districts heritage?	N	N	N	N	N	N	N	N	+
	2 - Will it preserve and enhance conservation areas including their setting?	N	N	N	N	N	N	N	N	N
	3 - Will it offer opportunities to bring heritage assets back into active use?	N	N	N	N	N	N	N	N	N
	1 - Will it achieve high quality and sustainable design for buildings, spaces, and the public realm sensitive to the locality?	N	N	N	N	N	N	N	N	++
	2 - Does it value and protect diverse and locally distinctive settlement and townscape character?	N	N	N	N	N	N	N	N	++
	3 - Does it safe guard historic views and valuable skylines and settlements?	N	N	N	N	N	N	N	N	++
	4 - Is the site within a main settlement or a key rural settlement?	N	N	N	N	N	N	N	N	++

		Strategic Policy SP13: Employment and Economic Growth	Strategic Policy SP14: Centres	Local Policy E1: Drayton Manor Park	Local Policy E2: Tourism, Arts and Culture	Strategic Policy SP15: Natural Resources	Local Policy NR1: Countryside Management	Local Policy NR2: Habitats and Biodiversity	Local Policy NR3: Trees, Woodlands and Hedgerows	Strategic Policy SP16: Natural and Historic Landscapes
<b>SA Objective</b>	<b>Questions</b>									
13. Protect, enhance and manage the character and quality of the landscape and townscape	5 - Is the site within close proximity to key services (eg schools, food shops, public transport, health centres etc)?	N	N	N	N	N	N	N	N	++
	6 - Does it respect and protect existing landscape character?	N	N	N	N	+	++	+	+	++
14. To increase opportunities for non-car travel and reduce the need for travel	1 - Does the policy encourage the use of existing or provide sustainable modes of travel?	N	+	N	N	N	N	N	N	N
	2 - Will it reduce the overall impact on traffic sensitive areas?	N	N	N	N	N	N	N	N	N
	3 - Will it help develop walking, cycling, rail and bus networks to enable residents access to employment, services and facilities?	N	+	N	N	N	N	N	N	N

		Local Policy NR4: Linked Habitats, Connectivity and Green Infrastructure	Local Policy NR5: Cannock Chase SAC	Local Policy NR6: Cannock Chase AONB	Local Policy NR7: River Mease SAC	Local Policy NR8: The National Forest	Strategic Policy 17: Built and Historic Environment	Policy SHA1: Strategic housing allocation North of Lichfield	Policy LC1: Lichfield Local Green Space Policy	Local Policy LC2: Lichfield environment
<b>SA Objective</b>	<b>Questions</b>									
1. To provide housing that meet the needs of all of our existing and future residents	1 - Will the policy deliver affordable housing?	N	N	N	N	N	N	++	N	N
	2 - Will the policy use previously developed land or building?	N	N	N	N	N	N	--	N	N
	3 - Will it give a high housing yield?	N	N	N	N	N	N	++	N	N
	4 - Will the policy meet local need?	N	N	N	N	N	N	++	N	N
	5 - Will the policy meet cross boundary and or/ neighbouring needs?	N	N	N	N	N	N	++	N	N
2. To promote safe communities and reduce fear of crime	1 - Will it reduce crime through design measures?	N	N	N	N	N	N	+	N	N
	2 - Will it contribute to a safe built environment?	N	N	N	N	N	N	+	N	N
3. Improve access to health facilities and promote wellbeing	1 - Will it improve accessibility to health care for existing residents (including older residents) and provide additional facilities for new residents?	N	N	N	N	N	N	+	N	N
	2 - Will it support wellbeing including opportunities for recreational/ physical activity?	N	+	N	N	N	N	++	+	+
	3 - Will it provide new accessible green space?	N	N	N	N	N	N	+	+	+
4. Maximise the use of previously developed land buildings and encourage the efficient use of land	1 - Will it result in the loss of land that has not been previously developed?	N	N	N	N	N	N	--	N	N
	2 - Is the policy capable of supporting higher density development and/ or a mix of uses?	N	N	N	N	N	N	+	N	N
	3 - Does the policy allow for the re-use of existing buildings?	N	N	N	N	N	N	N	N	N
	4 - Will it reduce the amount of derelict, degraded and underused land within the District?	N	N	N	N	N	N	N	N	N
5. To improve educational attainment of the working age population	Will it reduce the number of working age residents who have no, or lower qualifications?	N	N	N	N	N	N	++	N	N
6. To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	1 - Will it encourage higher skilled economic sectors in the District?	N	N	N	N	N	N	N	N	N
	2 - Will it encourage new employment that is consistent with local needs?	N	N	N	N	N	N	N	N	N
	3 - Will it encourage the growth of existing businesses?	N	N	N	N	N	N	N	N	N
	4 - Will it encourage small businesses to grow?	N	N	N	N	N	N	N	N	N
7. To reduce water and air pollution	1 - Which Source Protection Zone does the development fall within?	N	N	N	N	N	N	N	N	N
	2 - Does the policy fall within the River Mease SAC?	N	N	N	++	N	N	N	N	N
	3 - Is the policy within or directly connected by road to an AQMA?	N	N	N	N	N	N	-	N	N
8. To minimise water and increase the recycling and reuse of waste materials	1 - Will it reduce household and/ or commercial waste?	N	N	N	N	N	N	N	N	N
	2 - Will it increase waste recovery and recycling?	N	N	N	N	N	N	+	N	N
	3 - Will it reduce the proportion of waste sent to landfill?	N	N	N	N	N	N	N	N	N
9. To reduce and manage flood risk and surface water run off	1 - Is the site located outside an area of risk from flooding?	N	N	N	N	N	N	+	N	N
	2 - Will there be opportunity for flood risk reduction?	N	N	N	N	N	N	+	N	N
10. To reduce and manage the impacts of climate change and the Districts contribution to the causes	1 - Will it reduce the causes of climate change?	+	N	N	N	N	N	+	N	+
	2 - Will it encourage the prudent use of energy?	N	N	N	N	N	N	N	N	N
	3 - Will it provide opportunities for additional renewable energy generation capacity within the District?	N	N	N	N	N	N	+	N	N
11. To promote biodiversity protection, enhancement and management of species and habitats	1 - Will it conserve protected/ priority species?	+	++	+	+	N	N	+	N	N
	2 - Will it conserve protected/ priority habitats and local nature conservation sites?	+	++	+	+	N	N	N	N	N
	3 - Will it protect statutory designated sites?	+	++	+	+	N	N	N	N	N
	4 - Will it encourage ecological connectivity (including green corridors and water courses)?	++	+	++	+	+	N	+	+	++
12. To ensure the protection and enhancement of the historic environment and its setting	1 - Will it preserve and enhance buildings and structures and their settings and contribute to the Districts heritage?	N	N	N	N	N	N	++	+	++
	2 - Will it preserve and enhance conservation areas including their setting?	N	N	N	N	N	N	++	N	++
	3 - Will it offer opportunities to bring heritage assets back into active use?	N	N	N	N	N	N	++	N	++
	1 - Will it achieve high quality and sustainable design for buildings, spaces, and the public realm sensitive to the locality?	N	N	N	N	N	N	+	N	++
	2 - Does it value and protect diverse and locally distinctive settlement and townscape character?	N	N	++	N	N	N	N	N	++
	3 - Does it safe guard historic views and valuable skylines and settlements?	N	N	N	N	N	N	+	N	++
	4 - Is the site within a main settlement or a key rural settlement?	N	N	N	N	N	N	N	N	N

		Local Policy NR4: Linked Habitats, Connectivity and Green Infrastructure	Local Policy NR5: Cannock Chase SAC	Local Policy NR6: Cannock Chase AONB	Local Policy NR7: River Mease SAC	Local Policy NR8: The National Forest	Strategic Policy 17: Built and Historic Environment	Policy SHA1: Strategic housing allocation North of Lichfield	Policy LC1: Lichfield Local Green Space Policy	Local Policy LC2: Lichfield environment
SA Objective	Questions									
13. Protect, enhance and manage the character and quality of the landscape and townscape	5 - Is the site within close proximity to key services (eg schools, food shops, public transport, health centres etc)?	N	N	N	N	N	N	+	N	N
	6 - Does it respect and protect existing landscape character?	+	+	++	N	++	+	N	+	++
14. To increase opportunities for non-car travel and reduce the need for travel	1 - Does the policy encourage the use of existing or provide sustainable modes of travel?	N	N	N	N	N	N	+	N	N
	2 - Will it reduce the overall impact on traffic sensitive areas?	N	N	N	N	N	N	N	N	N
	3 - Will it help develop walking, cycling, rail and bus networks to enable residents access to employment, services and facilities?	N	N	N	N	N	N	+	N	N

		Local Policy LC3: Lichfield services and facilities	Local Policy B1: Burntwood environment	Policy B2: Burntwood services and facilities	Local Policy A1: Alrewas services and facilities	Local Policy A2: Alrewas economy	Local Policy A3: Alrewas: Housing	Local Policy AH1: Armitage with Handsacre environment services and facilities	Local Policy AH2: Armitage with Handsacre: Housing	Policy SHA2: Strategic housing allocation land west of Fazeley
<b>SA Objective</b>	<b>Questions</b>									
1. To provide housing that meet the needs of all of our existing and future residents	1 - Will the policy deliver affordable housing?	N	N	N	N	N	++	N	++	++
	2 - Will the policy use previously developed land or building?	N	N	N	N	N	++	N	++	-
	3 - Will it give a high housing yield?	N	N	N	N	N	++	N	++	++
	4 - Will the policy meet local need?	N	N	N	N	N	++	N	++	++
	5 - Will the policy meet cross boundary and or/ neighbouring needs?	N	N	N	N	N	N	N	N	++
2. To promote safe communities and reduce fear of crime	1 - Will it reduce crime through design measures?	N	N	N	N	N	N	N	N	+
	2 - Will it contribute to a safe built environment?	N	N	N	N	N	N	N	N	+
3. Improve access to health facilities and promote wellbeing	1 - Will it improve accessibility to health care for existing residents (including older residents) and provide additional facilities for new residents?	++	N	++	++	N	N	++	N	+
	2 - Will it support wellbeing including opportunities for recreational/ physical activity?	++	+	++	++	+	N	++	N	++
	3 - Will it provide new accessible green space?	++	+	++	++	N	N	++	N	+
4. Maximise the use of previously developed land buildings and encourage the efficient use of land	1 - Will it result in the loss of land that has not been previously developed?	N	N	N	N	+	N	N	N	-
	2 - Is the policy capable of supporting higher density development and/ or a mix of uses?	N	N	N	N	+	N	N	N	+
	3 - Does the policy allow for the re-use of existing buildings?	N	N	N	N	+	N	N	N	N
	4 - Will it reduce the amount of derelict, degraded and underused land within the District?	N	N	N	N	+	N	N	N	N
5. To improve educational attainment of the working age population	Will it reduce the number of working age residents who have no, or lower qualifications?	N	N	N	N	N	N	N	N	++
6. To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	1 - Will it encourage higher skilled economic sectors in the District?	N	N	N	N	++	N	N	N	N
	2 - Will it encourage new employment that is consistent with local needs?	N	N	N	N	++	N	N	N	N
	3 - Will it encourage the growth of existing businesses?	+	N	+	N	++	N	+	N	N
	4 - Will it encourage small businesses to grow?	N	N	+	N	++	N	+	N	N
7. To reduce water and air pollution	1 - Which Source Protection Zone does the development fall within?	N	N	N	N	N	N	N	N	N
	2 - Does the policy fall within the River Mease SAC?	N	N	N	N	N	N	N	N	N
	3 - Is the policy within or directly connected by road to an AQMA?	N	N	N	N	N	N	N	N	N
8. To minimise water and increase the recycling and reuse of waste materials	1 - Will it reduce household and/ or commercial waste?	N	N	N	N	N	N	N	N	N
	2 - Will it increase waste recovery and recycling?	N	N	N	N	N	N	N	N	+
	3 - Will it reduce the proportion of waste sent to landfill?	N	N	N	N	N	N	N	N	N
9. To reduce and manage flood risk and surface water run off	1 - Is the site located outside an area of risk from flooding?	N	N	N	N	N	N	N	N	+
	2 - Will there be opportunity for flood risk reduction?	N	N	N	N	N	N	N	N	+
10. To reduce and manage the impacts of climate change and the Districts contribution to the causes	1 - Will it reduce the causes of climate change?	+	+	N	N	N	N	+	N	+
	2 - Will it encourage the prudent use of energy?	N	N	N	N	N	N	N	N	N
	3 - Will it provide opportunities for additional renewable energy generation capacity within the District?	N	N	N	N	N	N	N	N	+
11. To promote biodiversity protection, enhancement and management of species and habitats	1 - Will it conserve protected/ priority species?	N	++	N	N	N	N	N	N	+
	2 - Will it conserve protected/ priority habitats and local nature conservation sites?	N	++	N	N	N	N	N	N	N
	3 - Will it protect statutory designated sites?	N	++	N	N	N	N	N	N	N
	4 - Will it encourage ecological connectivity (including green corridors and water courses)?	N	++	N	N	N	N	N	N	+
12. To ensure the protection and enhancement of the historic environment and its setting	1 - Will it preserve and enhance buildings and structures and their settings and contribute to the Districts heritage?	N	N	N	N	N	N	++	N	N
	2 - Will it preserve and enhance conservation areas including their setting?	N	N	N	++	N	N	++	N	N
	3 - Will it offer opportunities to bring heritage assets back into active use?	N	N	N	N	N	N	N	N	N
	1 - Will it achieve high quality and sustainable design for buildings, spaces, and the public realm sensitive to the locality?	N	N	N	N	N	N	N	N	+
	2 - Does it value and protect diverse and locally distinctive settlement and townscape character?	N	N	N	N	N	N	N	N	N
	3 - Does it safe guard historic views and valuable skylines and settlements?	N	+	N	N	N	N	N	N	N
	4 - Is the site within a main settlement or a key rural settlement?	N	N	N	N	N	N	N	N	N

		Local Policy LC3: Lichfield services and facilities	Local Policy B1: Burntwood environment	Policy B2: Burntwood services and facilities	Local Policy A1: Alrewas services and facilities	Local Policy A2: Alrewas economy	Local Policy A3: Alrewas: Housing	Local Policy AH1: Armitage with Handsacre environment services and facilities	Local Policy AH2: Armitage with Handsacre: Housing	Policy SHA2: Strategic housing allocation land west of Fazeley
<b>SA Objective</b>	<b>Questions</b>									
13. Protect, enhance and manage the character and quality of the landscape and townscape	5 - Is the site within close proximity to key services (eg schools, food shops, public transport, health centres etc)?	+	N	+	+	+	+	+	+	+
	6 - Does it respect and protect existing landscape character?	+	N	N	N	N	N	N	N	N
14. To increase opportunities for non-car travel and reduce the need for travel	1 - Does the policy encourage the use of existing or provide sustainable modes of travel?	+	N	N	+	+	N	N	N	+
	2 - Will it reduce the overall impact on traffic sensitive areas?	+	N	N	N	N	N	N	N	N
	3 - Will it help develop walking, cycling, rail and bus networks to enable residents access to employment, services and facilities?	+	+	+	++	+	N	++	N	+

		Local Policy F1: Fazeley environment	Local Policy F2: Fazeley services and facilities	Local Policy F3: Fazeley economy	Local Policy F4: Fazeley housing	Policy SHA3: Strategic housing allocation land north and south of Hay End Lane	Local Policy FR1: Fradley environment	Local Policy FR2: Fradley services and facilities	Local Policy FR3: Fradley economy	Local Policy FR4: Fradley housing
<b>SA Objective</b>	<b>Questions</b>									
1. To provide housing that meet the needs of all of our existing and future residents	1 - Will the policy deliver affordable housing?	N	N	N	++	++	N	N	N	++
	2 - Will the policy use previously developed land or building?	N	N	N	++	--	N	N	N	++
	3 - Will it give a high housing yield?	N	N	N	++	++	N	N	N	++
	4 - Will the policy meet local need?	N	N	N	++	++	N	N	N	++
	5 - Will the policy meet cross boundary and or/ neighbouring needs?	N	N	N	N	++	N	N	N	N
2. To promote safe communities and reduce fear of crime	1 - Will it reduce crime through design measures?	N	N	N	N	+	N	N	N	N
	2 - Will it contribute to a safe built environment?	N	N	N	N	+	N	N	N	N
3. Improve access to health facilities and promote wellbeing	1 - Will it improve accessibility to health care for existing residents (including older residents) and provide additional facilities for new residents?	N	N	N	N	+	N	++	N	N
	2 - Will it support wellbeing including opportunities for recreational/ physical activity?	N	++	N	N	++	N	++	N	N
	3 - Will it provide new accessible green space?	N	++	N	N	+	N	++	N	N
4. Maximise the use of previously developed land/buildings and encourage the efficient use of land	1 - Will it result in the loss of land that has not been previously developed?	N	N	N	+	--	N	N	N	+
	2 - Is the policy capable of supporting higher density development and/ or a mix of uses?	N	N	N	N	+	N	N	N	N
	3 - Does the policy allow for the re-use of existing buildings?	N	N	N	+	N	N	N	N	+
	4 - Will it reduce the amount of derelict, degraded and underused land within the District?	N	N	N	+	N	N	N	N	+
5. To improve educational attainment of the working age population	Will it reduce the number of working age residents who have no, or lower qualifications?	N	N	N	N	+	N	N	N	N
6. To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	1 - Will it encourage higher skilled economic sectors in the District?	N	N	++	N	N	N	N	++	N
	2 - Will it encourage new employment that is consistent with local needs?	N	N	++	N	N	N	N	++	N
	3 - Will it encourage the growth of existing businesses?	N	N	++	N	N	N	+	++	N
	4 - Will it encourage small businesses to grow?	N	N	++	N	N	N	+	++	N
7. To reduce water and air pollution	1 - Which Source Protection Zone does the development fall within?	N	N	N	N	N	N	N	N	N
	2 - Does the policy fall within the River Mease SAC?	N	N	N	N	N	N	N	N	N
	3 - Is the policy within or directly connected by road to an AQMA?	N	N	N	N	N	N	N	N	N
8. To minimise water and increase the recycling and reuse of waste materials	1 - Will it reduce household and/ or commercial waste?	N	N	N	N	N	N	N	N	N
	2 - Will it increase waste recovery and recycling?	N	N	N	N	+	N	N	N	N
	3 - Will it reduce the proportion of waste sent to landfill?	N	N	N	N	N	N	N	N	N
9. To reduce and manage flood risk and surface water run off	1 - Is the site located outside an area of risk from flooding?	N	N	N	N	+	N	N	N	N
	2 - Will there be opportunity for flood risk reduction?	+	N	N	N	+	N	N	N	N
10. To reduce and manage the impacts of climate change and the Districts contribution to the causes	1 - Will it reduce the causes of climate change?	+	N	N	N	+	+	N	N	N
	2 - Will it encourage the prudent use of energy?	N	N	N	N	N	N	N	N	N
	3 - Will it provide opportunities for additional renewable energy generation capacity within the District?	N	N	N	N	+	N	N	N	N
11. To promote biodiversity protection, enhancement and management of species and habitats	1 - Will it conserve protected/ priority species?	N	N	N	N	+	N	N	N	N
	2 - Will it conserve protected/ priority habitats and local nature conservation sites?	N	N	N	N	+	N	N	N	N
	3 - Will it protect statutory designated sites?	N	N	N	N	N	N	N	N	N
	4 - Will it encourage ecological connectivity (including green corridors and water courses)?	N	+	N	N	+	+	N	N	N
12. To ensure the protection and enhancement of the historic environment and its setting	1 - Will it preserve and enhance buildings and structures and their settings and contribute to the Districts heritage?	+	N	N	N	N	N	N	N	N
	2 - Will it preserve and enhance conservation areas including their setting?	+	N	N	N	N	++	N	N	N
	3 - Will it offer opportunities to bring heritage assets back into active use?	++	N	N	N	N	N	N	N	N
	4 - Is the site within a main settlement or a key rural settlement?	N	N	N	N	+	N	N	N	N
	1 - Will it achieve high quality and sustainable design for buildings, spaces, and the public realm sensitive to the locality?	N	N	N	N	+	N	N	N	N
	2 - Does it value and protect diverse and locally distinctive settlement and townscape character?	N	N	N	N	N	N	N	N	N
	3 - Does it safe guard historic views and valuable skylines and settlements?	N	N	N	N	N	N	N	N	N
	4 - Is the site within a main settlement or a key rural settlement?	N	N	N	N	N	N	+	N	N



		Local Policy F1: Fazeley environment	Local Policy F2: Fazeley services and facilities	Local Policy F3: Fazeley economy	Local Policy F4: Fazeley housing	Policy SHA3: Strategic housing allocation land north and south of Hay End Lane	Local Policy FR1: Fradley environment	Local Policy FR2: Fradley services and facilities	Local Policy FR3: Fradley economy	Local Policy FR4: Fradley housing
<b>SA Objective</b>	<b>Questions</b>									
13. Protect, enhance and manage the character and quality of the landscape and townscape	5 - Is the site within close proximity to key services (eg schools, food shops, public transport, health centres etc)?	N	+	+	+	+	N	+	+	+
	6 - Does it respect and protect existing landscape character?	+	N	+	N	N	+	+	N	N
14. To increase opportunities for non-car travel and reduce the need for travel	1 - Does the policy encourage the use of existing or provide sustainable modes of travel?	N	N	N	N	+	+	+	N	N
	2 - Will it reduce the overall impact on traffic sensitive areas?	N	N	N	N	N	N	N	N	N
	3 - Will it help develop walking, cycling, rail and bus networks to enable residents access to employment, services and facilities?	N	+	N	N	+	+	++	N	N

		Local Policy LA1: Little Aston environment services and facilities	Local Policy LA2: Little Aston housing	Local Policy S1: Shenstone environment services and facilities	Local Policy S2: Shenstone economy	Local Policy S2: Shenstone housing	Policy SHA4: Strategic housing allocation land off Huddlesford Lane, Whittingham	Local Policy W1: Whittington Environment, services and facilities	Local Policy W2: Whittington economy
<b>SA Objective</b>	<b>Questions</b>								
1. To provide housing that meet the needs of all of our existing and future residents	1 - Will the policy deliver affordable housing?	N	++	N	N	++	++	N	N
	2 - Will the policy use previously developed land or building?	N	++	N	N	++	--	N	N
	3 - Will it give a high housing yield?	N	++	N	N	++	++	N	N
	4 - Will the policy meet local need?	N	++	N	N	++	++	N	N
	5 - Will the policy meet cross boundary and or/ neighbouring needs?	N	N	N	N	N	++	N	N
2. To promote safe communities and reduce fear of crime	1 - Will it reduce crime through design measures?	N	N	N	N	N	+	N	N
	2 - Will it contribute to a safe built environment?	N	N	N	N	N	+	N	N
3. Improve access to health facilities and promote wellbeing	1 - Will it improve accessibility to health care for existing residents (including older residents) and provide additional facilities for new residents?	+	N	+	N	N	+	N	N
	2 - Will it support wellbeing including opportunities for recreational/ physical activity?	+	N	+	N	N	+	++	N
	3 - Will it provide new accessible green space?	+	N	+	N	N	+	++	N
4. Maximise the use of previously developed land/ buildings and encourage the efficient use of land	1 - Will it result in the loss of land that has not been previously developed?	N	+	N	N	+	--	N	N
	2 - Is the policy capable of supporting higher density development and/ or a mix of uses?	N	N	N	N	N	+	N	N
	3 - Does the policy allow for the re-use of existing buildings?	N	+	N	N	+	N	N	N
	4 - Will it reduce the amount of derelict, degraded and underused land within the District?	N	+	N	N	+	N	N	N
5. To improve educational attainment of the working age population	Will it reduce the number of working age residents who have no, or lower qualifications?	N	N	N	N	N	N	N	N
6. To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	1 - Will it encourage higher skilled economic sectors in the District?	N	N	N	++	N	N	N	++
	2 - Will it encourage new employment that is consistent with local needs?	N	N	N	++	N	N	N	++
	3 - Will it encourage the growth of existing businesses?	+	N	+	++	N	N	+	++
	4 - Will it encourage small businesses to grow?	+	N	+	++	N	N	+	++
7. To reduce water and air pollution	1 - Which Source Protection Zone does the development fall within?	N	N	N	N	N	N	N	N
	2 - Does the policy fall within the River Mease SAC?	N	N	N	N	N	N	N	N
	3 - Is the policy within or directly connected by road to an AQMA?	N	N	N	N	N	N	N	N
8. To minimise water and increase the recycling and reuse of waste materials	1 - Will it reduce household and/ or commercial waste?	N	N	N	N	N	N	N	N
	2 - Will it increase waste recovery and recycling?	N	N	N	N	N	+	N	N
	3 - Will it reduce the proportion of waste sent to landfill?	N	N	N	N	N	N	N	N
9. To reduce and manage flood risk and surface water run off	1 - Is the site located outside an area of risk from flooding?	N	N	N	N	N	+	N	N
	2 - Will there be opportunity for flood risk reduction?	N	N	N	N	N	+	N	N
10. To reduce and manage the impacts of climate change and the Districts contribution to the causes	1 - Will it reduce the causes of climate change?	N	N	N	N	N	+	N	N
	2 - Will it encourage the prudent use of energy?	N	N	N	N	N	N	N	N
	3 - Will it provide opportunities for additional renewable energy generation capacity within the District?	N	N	N	N	N	+	N	N
11. To promote biodiversity protection, enhancement and management of species and habitats	1 - Will it conserve protected/ priority species?	N	N	N	N	N	+	N	N
	2 - Will it conserve protected/ priority habitats and local nature conservation sites?	N	N	N	N	N	N	N	N
	3 - Will it protect statutory designated sites?	N	N	N	N	N	N	N	N
	4 - Will it encourage ecological connectivity (including green corridors and water courses)?	N	N	+	N	N	+	N	N
12. To ensure the protection and enhancement of the historic environment and its setting	1 - Will it preserve and enhance buildings and structures and their settings and contribute to the Districts heritage?	N	N	N	N	N	N	N	N
	2 - Will it preserve and enhance conservation areas including their setting?	++	N	++	N	N	N	++	N
	3 - Will it offer opportunities to bring heritage assets back into active use?	N	N	N	N	N	N	N	N
	1 - Will it achieve high quality and sustainable design for buildings, spaces, and the public realm sensitive to the locality?	N	N	++	N	N	+	+	N
	2 - Does it value and protect diverse and locally distinctive settlement and townscape character?	N	N	N	N	N	N	N	N
	3 - Does it safe guard historic views and valuable skylines and settlements?	N	N	N	N	N	N	N	N
	4 - Is the site within a main settlement or a key rural settlement?	N	N	N	N	N	N	N	N

		Local Policy LA1: Little Aston environment services and facilities	Local Policy LA2: Little Aston housing	Local Policy S1: Shenstone environment services and facilities	Local Policy S2: Shenstone economy	Local Policy S2: Shenstone housing	Policy SHA4: Strategic housing allocation land off Huddlesford Lane, Whittingham	Local Policy W1: Whittington Environment, services and facilities	Local Policy W2: Whittington economy
<b>SA Objective</b>	<b>Questions</b>								
13. Protect, enhance and manage the character and quality of the landscape and townscape	5 - Is the site within close proximity to key services (eg schools, food shops, public transport, health centres etc)?	+	+	+	+	+	+	+	+
	6 - Does it respect and protect existing landscape character?	+	N	+	N	+	N	+	N
14. To increase opportunities for non-car travel and reduce the need for travel	1 - Does the policy encourage the use of existing or provide sustainable modes of travel?	N	N	N	N	N	+	N	N
	2 - Will it reduce the overall impact on traffic sensitive areas?	N	N	N	N	N	N	N	N
	3 - Will it help develop walking, cycling, rail and bus networks to enable residents access to employment, services and facilities?	N	N	++	N	N	+	++	N

		Local Policy W3: Whittington housing	Local Policy SSV1: Smaller rural villages and our wider rural areas	Local Policy H1: Hopwas economy	Local Policy H2: Hopwas environment	Local Policy H3: Hopwas Services and facilities	Local Policy KB1: Kings Bromley environment	Local Policy KB2: Kings Bromley: Services and facilities	Local Policy ST1: Stonall economy	Local Policy ST2: Stonall environment
<b>SA Objective</b>	<b>Questions</b>									
1. To provide housing that meet the needs of all of our existing and future residents	1 - Will the policy deliver affordable housing?	++	+	N	N	N	N	N	N	N
	2 - Will the policy use previously developed land or building?	++	+	N	N	N	N	N	N	N
	3 - Will it give a high housing yield?	++	N	N	N	N	N	N	N	N
	4 - Will the policy meet local need?	++	++	N	N	N	N	N	N	N
	5 - Will the policy meet cross boundary and or/ neighbouring needs?	N	N	N	N	N	N	N	N	N
2. To promote safe communities and reduce fear of crime	1 - Will it reduce crime through design measures?	N	N	N	N	N	N	N	N	N
	2 - Will it contribute to a safe built environment?	N	N	N	N	N	N	N	N	N
3. Improve access to health facilities and promote wellbeing	1 - Will it improve accessibility to health care for existing residents (including older residents) and provide additional facilities for new residents?	N	+	N	N	++	N	++	N	N
	2 - Will it support wellbeing including opportunities for recreational/ physical activity?	N	N	N	+	++	+	++	N	+
	3 - Will it provide new accessible green space?	N	N	N	+	++	+	++	N	+
4. Maximise the use of previously developed land buildings and encourage the efficient use of land	1 - Will it result in the loss of land that has not been previously developed?	+	N	N	N	N	N	N	N	N
	2 - Is the policy capable of supporting higher density development and/ or a mix of uses?	N	N	N	N	N	N	N	N	N
	3 - Does the policy allow for the re-use of existing buildings?	+	N	N	N	N	N	N	N	N
	4 - Will it reduce the amount of derelict, degraded and underused land within the District?	+	N	N	N	N	N	N	N	N
5. To improve educational attainment of the working age population	Will it reduce the number of working age residents who have no, or lower qualifications?	N	N	N	N	N	N	N	N	N
6. To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	1 - Will it encourage higher skilled economic sectors in the District?	N	N	N	N	N	N	N	N	N
	2 - Will it encourage new employment that is consistent with local needs?	N	++	++	N	N	N	++	++	N
	3 - Will it encourage the growth of existing businesses?	N	+	N	N	+	N	++	++	N
	4 - Will it encourage small businesses to grow?	N	+	N	N	+	N	++	++	N
7. To reduce water and air pollution	1 - Which Source Protection Zone does the development fall within?	N	N	N	N	N	N	N	N	N
	2 - Does the policy fall within the River Mease SAC?	N	N	N	N	N	N	N	N	N
	3 - Is the policy within or directly connected by road to an AQMA?	N	N	N	N	N	N	N	N	N
8. To minimise water and increase the recycling and reuse of waste materials	1 - Will it reduce household and/ or commercial waste?	N	N	N	N	N	N	N	N	N
	2 - Will it increase waste recovery and recycling?	N	N	N	N	N	N	N	N	N
	3 - Will it reduce the proportion of waste sent to landfill?	N	N	N	N	N	N	N	N	N
9. To reduce and manage flood risk and surface water run off	1 - Is the site located outside an area of risk from flooding?	N	N	N	N	N	N	N	N	N
	2 - Will there be opportunity for flood risk reduction?	N	N	N	N	N	N	N	N	N
10. To reduce and manage the impacts of climate change and the Districts contribution to the causes	1 - Will it reduce the causes of climate change?	N	N	N	N	N	N	N	N	N
	2 - Will it encourage the prudent use of energy?	N	N	N	N	N	N	N	N	N
	3 - Will it provide opportunities for additional renewable energy generation capacity within the District?	N	N	N	N	N	N	N	N	N
11. To promote biodiversity protection, enhancement and management of species and habitats	1 - Will it conserve protected/ priority species?	N	N	N	++	N	N	N	N	N
	2 - Will it conserve protected/ priority habitats and local nature conservation sites?	N	N	N	++	N	N	N	N	N
	3 - Will it protect statutory designated sites?	N	N	N	++	N	N	N	N	N
	4 - Will it encourage ecological connectivity (including green corridors and water courses)?	N	N	N	++	N	++	N	N	N
12. To ensure the protection and enhancement of the historic environment and its setting	1 - Will it preserve and enhance buildings and structures and their settings and contribute to the Districts heritage?	N	N	N	N	N	N	N	N	N
	2 - Will it preserve and enhance conservation areas including their setting?	N	N	N	++	N	++	N	N	N
	3 - Will it offer opportunities to bring heritage assets back into active use?	N	N	N	N	N	N	N	N	N
	1 - Will it achieve high quality and sustainable design for buildings, spaces, and the public realm sensitive to the locality?	N	N	N	N	N	N	N	N	N
	2 - Does it value and protect diverse and locally distinctive settlement and townscape character?	N	N	N	N	N	N	N	N	N
	3 - Does it safe guard historic views and valuable skylines and settlements?	N	N	N	N	N	N	N	N	N
	4 - Is the site within a main settlement or a key rural settlement?	N	N	N	N	N	N	N	N	N

		Local Policy W3: Whittington housing	Local Policy SSV1: Smaller rural villages and our wider rural areas	Local Policy H1: Hopwas economy	Local Policy H2: Hopwas environment	Local Policy H3: Hopwas Services and facilities	Local Policy KB1: Kings Bromley environment	Local Policy KB2: Kings Bromley Services and facilities	Local Policy ST1: Stonnall economy	Local Policy ST2: Stonnall environment
<b>SA Objective</b>	<b>Questions</b>									
13. Protect, enhance and manage the character and quality of the landscape and townscape	5 - Is the site within close proximity to key services (eg schools, food shops, public transport, health centres etc)?	+	N	N	N	+	N	+	N	N
	6 - Does it respect and protect existing landscape character?	+	N	N	+	N	N	N	N	N
14. To increase opportunities for non-car travel and reduce the need for travel	1 - Does the policy encourage the use of existing or provide sustainable modes of travel?	N	N	+	N	N	N	N	N	N
	2 - Will it reduce the overall impact on traffic sensitive areas?	N	N	N	N	N	+	N	N	N
	3 - Will it help develop walking, cycling, rail and bus networks to enable residents access to employment, services and facilities?	N	N	+	+	++	N	++	N	N

		Local Policy ST3: Stonnall Services and facilities
SA Objective	Questions	
1. To provide housing that meet the needs of all of our existing and future residents	1 - Will the policy deliver affordable housing?	N
	2 - Will the policy use previously developed land or building?	N
	3 - Will it give a high housing yield?	N
	4 - Will the policy meet local need?	N
	5 - Will the policy meet cross boundary and/or neighbouring needs?	N
2. To promote safe communities and reduce fear of crime	1 - Will it reduce crime through design measures?	N
	2 - Will it contribute to a safe built environment?	N
3. Improve access to health facilities and promote wellbeing	1 - Will it improve accessibility to health care for existing residents (including older residents) and provide additional facilities for new residents?	+
	2 - Will it support wellbeing including opportunities for recreational/ physical activity?	+
	3 - Will it provide new accessible green space?	+
4. Maximise the use of previously developed land/buildings and encourage the efficient use of land	1 - Will it result in the loss of land that has not been previously developed?	N
	2 - Is the policy capable of supporting higher density development and/ or a mix of uses?	N
	3 - Does the policy allow for the re-use of existing buildings?	N
	4 - Will it reduce the amount of derelict, degraded and underused land within the District?	N
5. To improve educational attainment of the working age population	Will it reduce the number of working age residents who have no, or lower qualifications?	N
6. To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	1 - Will it encourage higher skilled economic sectors in the District?	N
	2 - Will it encourage new employment that is consistent with local needs?	N
	3 - Will it encourage the growth of existing businesses?	N
	4 - Will it encourage small businesses to grow?	N
7. To reduce water and air pollution	1 - Which Source Protection Zone does the development fall within?	N
	2 - Does the policy fall within the River Mease SAC?	N
	3 - Is the policy within or directly connected by road to an AQMA?	N
8. To minimise water and increase the recycling and reuse of waste materials	1 - Will it reduce household and/ or commercial waste?	N
	2 - Will it increase waste recovery and recycling?	N
	3 - Will it reduce the proportion of waste sent to landfill?	N
9. To reduce and manage flood risk and surface water run off	1 - Is the site located outside an area of risk from flooding?	N
	2 - Will there be opportunity for flood risk reduction?	N
10. To reduce and manage the impacts of climate change and the Districts contribution to the causes	1 - Will it reduce the causes of climate change?	N
	2 - Will it encourage the prudent use of energy?	N
	3 - Will it provide opportunities for additional renewable energy generation capacity within the District?	N
11. To promote biodiversity protection, enhancement and management of species and habitats	1 - Will it conserve protected/ priority species?	N
	2 - Will it conserve protected/ priority habitats and local nature conservation sites?	N
	3 - Will it protect statutory designated sites?	N
	4 - Will it encourage ecological connectivity (including green corridors and water courses)?	N
12. To ensure the protection and enhancement of the historic environment and its setting	1 - Will it preserve and enhance buildings and structures and their settings and contribute to the Districts heritage?	N
	2 - Will it preserve and enhance conservation areas including their setting?	N
	3 - Will it offer opportunities to bring heritage assets back into active use?	N
	1 - Will it achieve high quality and sustainable design for buildings, spaces, and the public realm sensitive to the locality?	N
	2 - Does it value and protect diverse and locally distinctive settlement and townscape character?	N
	3 - Does it safe guard historic views and valuable skylines and settlements?	N
	4 - Is the site within a main settlement or a key rural settlement?	N

		<b>Local Policy ST3: Stonnall Services and facilities</b>
<b>SA Objective</b>	<b>Questions</b>	
13. Protect, enhance and manage the character and quality of the landscape and townscape	5 - Is the site within close proximity to key services (eg schools, food shops, public transport, health centres etc)?	N
	6 - Does it respect and protect existing landscape character?	N
14. To increase opportunities for non-car travel and reduce the need for travel	1 - Does the policy encourage the use of existing or provide sustainable modes of travel?	N
	2 - Will it reduce the overall impact on traffic sensitive areas?	N
	3 - Will it help develop walking, cycling, rail and bus networks to enable residents access to employment, services and facilities?	+

# **APPENDIX F - MATRIX OF ALLOCATED HOUSING OPTIONS (STRATEGIC POLICY SP12: HOUSING PROVISION)**



		SHA1		SHA2		SHA3		SHA4	
		Land North of Lichfield	Comment	Land West of Fazeley	Comment	Land north & South Hay End Lane, Fradley	Comment	Land off Huddlesford Lane, Whittington	Comment
<b>SA Objective</b>	<b>Questions</b>								
1. To provide housing that meet the needs of all of our existing and future residents	1 - Will the site deliver affordable housing?	++		++		++		++	
	2 - Will the site use previously developed land or building?	--		--		--		--	
	3 - Will it give a high housing yield?	++		++		++		++	
	4 - Will the site meet local need?	++		++		++		++	
	5 - Will the site meet cross boundary and/or neighbouring needs?	++		++		++		++	
2. To promote safe communities and reduce fear of crime	1 - Will it reduce crime through design measures?	+		+		N		N	
	2 - Will it contribute to a safe built environment?	+		+		N		N	
3. Improve access to health facilities and promote wellbeing	1 - Will it improve accessibility to health care for existing residents (including older residents) and provide additional facilities for new residents?	+		+		+?		+?	
	2 - Will it support wellbeing including opportunities for recreational/ physical activity?	++		++		++		++	
	3 - Will it provide new accessible green space?	+		+		-?		-?	
4. Maximise the use of previously developed land/buildings and encourage the efficient use of land	1 - Will it result in the loss of land that has not been previously developed?	--		--		--		--	
	2 - Is the site capable of supporting higher density development and/ or a mix of uses?	+		+		N		N	
	3 - Does the site allow for the re-use of existing buildings?	N		N		+?		N	
	4 - Will it reduce the amount of derelict, degraded and underused land within the District?	N		N		N		N	
5. To improve educational attainment of the working age population	Will it reduce the number of working age residents who have no, or lower qualifications?	++		++		+		N	
6. To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	1 - Will it encourage higher skilled economic sectors in the District?	N		N		N		N	
	2 - Will it encourage new employment that is consistent with local needs?	N		N		N		N	
	3 - Will it encourage the growth of existing businesses?	N		N		N		N	
	4 - Will it encourage small businesses to grow?	N		N		N		N	
7. To reduce water and air pollution	1 - Which Source Protection Zone does the development fall within?	N		N		N		N	
	2 - Does the site fall within the River Mease SAC?	N		N		N		N	
	3 - Is the site within or directly connected by road to an AQMA?	-	Very southern extent of site only	N		N		N	
8. To minimise water and increase the recycling and reuse of waste materials	1 - Will it reduce household and/or commercial waste?	N		N		N		N	
	2 - Will it increase waste recovery and recycling?	+		+		+		+	
	3 - Will it reduce the proportion of waste sent to landfill?	N		N		N		N	
9. To reduce and manage flood risk and surface water run off	1 - Is the site located outside an area of risk from flooding?	+		+		+		+	
	2 - Will there be opportunity for flood risk reduction?	+		+		+		+	
10. To reduce and manage the impacts of climate change and the Districts contribution to the causes	1 - Will it reduce the causes of climate change?	+		+		+		+	
	2 - Will it encourage the prudent use of energy?	N		N		N		N	
	3 - Will it provide opportunities for additional renewable energy generation capacity within the District?	+		+		+		+	
11. To promote biodiversity protection, enhancement and management of species and habitats	1 - Will it conserve protected/ priority species?	+		+		+		+	
	2 - Will it conserve protected/ priority habitats and local nature conservation sites?	N		N		+	Proposed enhancement to existing LWS	N	
	3 - Will it protect statutory designated sites?	N		N		N		N	
	4 - Will it encourage ecological connectivity (including green corridors and water courses)?	+		+		+		+	
12. To ensure the protection and enhancement of the historic environment and its setting	1 - Will it preserve and enhance buildings and structures and their settings and contribute to the Districts heritage?	+		N		N		N	
	2 - Will it preserve and enhance conservation areas including their setting?	N		N		N		N	
	3 - Will it offer opportunities to bring heritage assets back into active use?	N		N		N		N	
13. Protect, enhance and manage the character and quality of the landscape and townscape	1 - Will it achieve high quality and sustainable design for buildings, spaces, and the public realm sensitive to the locality?	+		+		+		+	
	2 - Does it value and protect diverse and locally distinctive settlement and townscape character?	N		N		N		N	
	3 - Does it safe guard historic views and valuable skylines and settlements?	N		N		N		N	
	4 - Is the site within a main settlement or a key rural settlement?	N		N		N		N	
	5 - Is the site within close proximity to key services (eg schools, food shops, public transport, health centres etc)?	+		+		+		+	
	6 - Does it respect and protect existing landscape character?	N		N		N		N	
14. To increase opportunities for non-car travel and reduce the need for travel	1 - Does the site location encourage the use of existing or provide sustainable modes of travel?	+		+		+		+	
	2 - Will it reduce the overall impact on traffic sensitive areas?	N		N		N		N	
	3 - Will it help develop walking, cycling, rail and bus networks to enable residents access to employment, services and facilities?	+		+		+		+	

## **APPENDIX G - MATRIX OF VISION AND OBJECTIVES AGAINST SA OBJECTIVES**

Sustainability Objective	Vision	Strategic Objective 1: Sustainable Communities	Strategic Objective 2: Rural communities:	Strategic Objective 3: Climate Change	Strategic Objective 4: Infrastructure	Strategic Objective 5: Sustainable transport	Strategic Objective 6: Meeting Housing need	Strategic Objective 7: Economic prosperity	Strategic Objective 8: Employment Opportunities	Strategic Objective 9: Our Centres	Strategic Objective 10: Visitor economy	Strategic Objective 11: Healthy and sage lifestyles	Strategic Objective 12: Countryside character	Strategic Objective 13: Natural Resources	Strategic Objective 14: Built environment	Strategic Objective 15: High quality development
1. Provide housing needs	++	++	+	0	0	0	++	0	0	++	0	0	0	0	0	0
2. Promote safe communities	++	0	+	0	0	+	+	0	0	++	0	++	0	0	0	0
3. Improve access to health facilities and wellbeing	++	+	0	0	++	0	0	0	0	+	0	++	0	0	0	0
4. Maximise previously developed land	0	+	0	0	0	0	0	0	0	++	0	0	0	0	0	0
5. Improve educational attainment	++	0	0	0	0	0	0	0	0	+	0	0	0	0	0	0
6. Stable and sustainable economic growth	++	+	+	0	0	0	+	++	++	+	++	0	0	0	0	0
7. Reduce and manage water and air pollution	+	0	0	+	0	+	0	0	0	0	0	0	0	+	0	0
8. Minimise waste	+	0	0	+	0	0	0	0	0	0	0	0	0	0	0	0
9. Reduce and manage flood risk	+	0	0	+	0	0	0	0	0	0	0	0	0	+	0	0

10. climate change	+	0	0	++	0	+	0	0	0	0	0	0	0	+	++	0	0
11. Promote biodiversity	+	0	0	0	0	0	0	0	0	0	0	0	0	+	++	0	0
12. Historic Environment and Heritage assets	+	0	0	0	0	0	0	0	0	0	0	0	0	0	0	++	+
13. Landscape/ townscape	+	0	0	0	0	0	0	0	0	0	0	0	++	+	0	+	
14. No-car travel and reduce need to travel	++	+	0	0	+	++	0	0	0	0	0	0	+	0	0	0	0



## Statement re Lichfield Regulation 19 Publication version Local Plan Review – Habitat Regulations Assessment (HRA)

Durwyn Liley, 26th January 2021

A plan-level HRA considers the implications of the plan for European wildlife sites, in terms of any possible harm to the habitats and species that are qualifying features of the European sites in proximity to the proposed plan.

Footprint Ecology has previously been engaged by Lichfield District Council to prepare Habitat Regulation Assessment reports in line with the relevant regulations at each stage of the Lichfield Local Plan Review. The latest report was prepared for the updated Preferred Options version consulted from November 2019 to January 2020.

The January 2020 version of the HRA concluded whilst there were likely significant effects, measures were either in place or were in progression that give confidence that a conclusion of no adverse effects will be possible at the next stage of plan making.

Lichfield District Council will soon publish the next (Regulation 19) version of the plan, which is proposed for consultation during the Spring of 2021, with Examination during the Autumn of 2021. Footprint Ecology and Lichfield District Council are committed to undertaking a review of all of the policies and proposals and evidence available.

Due to the current Covid 19 Pandemic restrictions, the next HRA report iteration will be undertaken in two stages. Initially the HRA will be undertaken without the full information on air quality and traffic modelling, and therefore the appropriate assessment section (stage 2 of the HRA) will not necessarily be able to rule out adverse effects on integrity in relation to air quality. The HRA would be complete in other aspects. A further partial update will then follow once the pandemic restrictions are lifted and the further data for traffic and NoX becomes available prior to the Examination in Public. This update would relate solely to the air quality part of the appropriate assessment. This two-stage approach is acceptable within the regulations because HRA is an iterative process, and the plan has not yet come into force.

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# Money Matters : 2020/21 Review of Financial Performance against the Financial Strategy

Cabinet Member for Finance, Procurement, Revenues and Benefits and Customer Services

Agenda Item 4



Date:	9 February 2021
Agenda Item:	Item 4
Contact Officer:	Anthony Thomas
Tel Number:	01543 308012
Email:	Anthony.thomas@lichfielddc.gov.uk
Key Decision?	YES
Local Ward Members	Full Council

Cabinet

## 1. Executive Summary

- 1.1 The report covers the financial performance from April to November (Eight Months) for 2020/21 including updated projections of the financial impact of COVID-19.
- 1.2 The Medium Term Financial Strategy projected general reserves at 31 March 2021 would be **£8,056,988**. At this stage, general reserves are forecast to be **£6,574,824**, a reduction of **(£1,482,164)** related to:
  - A lower than budgeted contribution in 2019/20 of **(£32,344)**
  - Approved updates in 2020/21 summarised in para 3.13 decreasing the contribution by **£1,840**
  - A projected contribution contained in this report for 2020/21 of **£257,240**
  - The adverse impact of COVID-19 in 2020/21 of **(£1,708,900)**
- 1.3 The Capital Programme is projected to be **(£4,653,000)** lower than the Approved budget<sup>1</sup>.
- 1.4 Capital Receipts are projected to be **(£207,000)** which is in line with the Approved Budget.
- 1.5 In terms of Council Tax, Business Rates, Sundry Debtors and Supplier Performance:
  - Council Tax collection all year's performance was **73.54%** (2019/20 75.41%) and total arrears were **£2,771,057** (2019/20 £2,379,121).
  - The **Council Tax Collection Fund** is projected to be in deficit, with the Council's 13% share being **£167,100** compared to the Approved Budget of a surplus of **(£34,600)** in 2020/21.
  - Sundry Debt for income to be collected in 2020/21 has reduced by **(£1,887,061)** or **(39%)** compared to 2019/20 and the value outstanding at 30 November 2020 has reduced by **(£65,650)** or **(3%)**.
  - **Retained Business Rate Income** is projected to be **(£3,020,100)** in line with the Approved Budget.
  - The **Business Rates Collection Fund** is projected to be in deficit due to COVID-19 reliefs that will be fully reimbursed by grant. The Council's 40% share of the deficit is projected to be **£5,851,000**.
  - There will be a timing difference due to statutory arrangements between receipt of grant in 2020/21 and the period when the deficit is charged to the Revenue Budget. Therefore the Business Rates volatility earmarked reserve will be utilised to 'smooth' the financial impact.
  - Business Rates collection all year's performance was **74.27%** (2019/20 73.86%) and total arrears were **£416,866** (2019/20 £497,777).
  - The payment of suppliers within 30 days was **84.63%** and remains below our **90%** target.
- 1.6 The Council's investments achieved a risk status of **AA-** that was more secure than the aim of **A-** and yield exceeded all four of the industry standard London Interbank (LIBID) yield benchmarks.

<sup>1</sup> The budget assumes the capital bids included in the Medium Term Financial Strategy (Revenue and Capital) 2020-25 are approved.

## 2. Recommendations

- 2.1. To note the report and issues raised within and that Leadership Team with Cabinet Members will continue to closely monitor and manage the Medium Term Financial Strategy.

## 3. Background

### Budget Management

- 3.1. The MTFS 2019-24 approved by Council on 18 February 2020 included the Original Budget for 2020/21 and set out the allocation of resources and the policies and parameters within which managers are required to operate.
- 3.2. Throughout the financial year, Money Matters reports are provided to both Cabinet and Strategic (Overview and Scrutiny) Committee at three, six and eight month intervals to monitor performance.
- 3.3. The Money Matters reports update the Approved Budget for latest projections and the eight month report will form the basis of the Revised Approved Budget for 2020/21 and will be approved by Council on 16 February 2021.

### The Revenue Budget

- 3.4. Financial performance (excluding COVID-19) is shown in detail at **APPENDIX A** and in summary below:





## Performance compared to the Approved Budget

- 3.5. In terms of the financial impact of COVID-19, the latest projection for 2020/21 only is **£2,639,800** and is shown in detail at **APPENDIX B**.
- 3.6. The projected impact will occur over several financial years with **£1,708,900** impacting on general reserves in 2020/21. The element related to Council Tax and Business Rates collection fund performance will impact on the revenue budget in later years.
- 3.7. The overall projected variance is shown in summary below and in detail at **APPENDIX B** by Service Area:

	Variance		
	Virement	COVID-19	Other Variances
<b>Enabling People</b>			(9,570)
<ul style="list-style-type: none"> <li>Underspends of mileage, transport, office expenses and courses</li> <li>Realignment of expenditure within Economic Growth</li> </ul>	12,280		
<b>Shaping place</b>			(27,760)
<ul style="list-style-type: none"> <li>Underspends of mileage, transport, office expenses and courses</li> <li>Additional Grounds Maintenance and Street Cleansing income</li> <li>MTFS Bid - Restructure of Sports and Leisure</li> <li>Vacant Spatial Planning Officer post</li> <li>Realignment of expenditure within Economic Growth</li> <li>Vacant Arboricultural Officer post</li> </ul>	19,520		(30,690)
<b>Developing prosperity</b>			49,000
<ul style="list-style-type: none"> <li>Net increase expenditure for Property maintenance</li> <li>Economic Development Shared Service ceased earlier than planned</li> <li>Realignment of expenditure within Economic Growth</li> <li>Underspends of mileage, transport, office expenses and courses</li> <li>Earmarked Reserve requested for Development Management additional resource</li> <li>MTFS Bid - Developing the Visitor Economy</li> <li>Annual Event budget creation - part year</li> <li>New Coach park maintenance budget not required</li> </ul>	(31,800)		(14,460)
<b>A Good Council</b>			(22,600)
<ul style="list-style-type: none"> <li>Underspends of mileage, transport, office expenses and courses</li> <li>MTFS Bid - Residual Budget from the former Director Posts</li> <li>Reduction in printing contract</li> <li>Vacant Communications Manager post for part of the financial year</li> <li>Reduction in equipment repairs expenditure</li> <li>Reduction in website development expenditure</li> <li>Earmarked Reserve requested for temporary IT Engineer post</li> <li>Vacant Finance officer posts</li> <li>Procurement Savings not achieved</li> <li>Finance Consultants for Income Generation Review</li> <li>Vacant Customer Services and Customer Services Manager posts</li> <li>MTFS Bid - Restructure of the Governance Team</li> <li>Additional mailing expenditure for Electoral Registration</li> <li>Reduced Civic events and expenditure</li> <li>Vacant Governance Team posts</li> </ul>			6,290
<b>COVID-19</b>		160,950	(28,570)
<b>Total - Net Cost of Services</b>	<b>0</b>	<b>160,950</b>	<b>(257,240)</b>
			<b>(96,290)</b>
<b>Corporate Expenditure</b>			
Net Treasury - increased interest receipts			0
			<b>(96,290)</b>
<b>Earmarked Reserves Funding</b>			0
<b>Transfer (to)/from General Reserves</b>			<b>(£96,290)</b>

## Earmarked Reserves

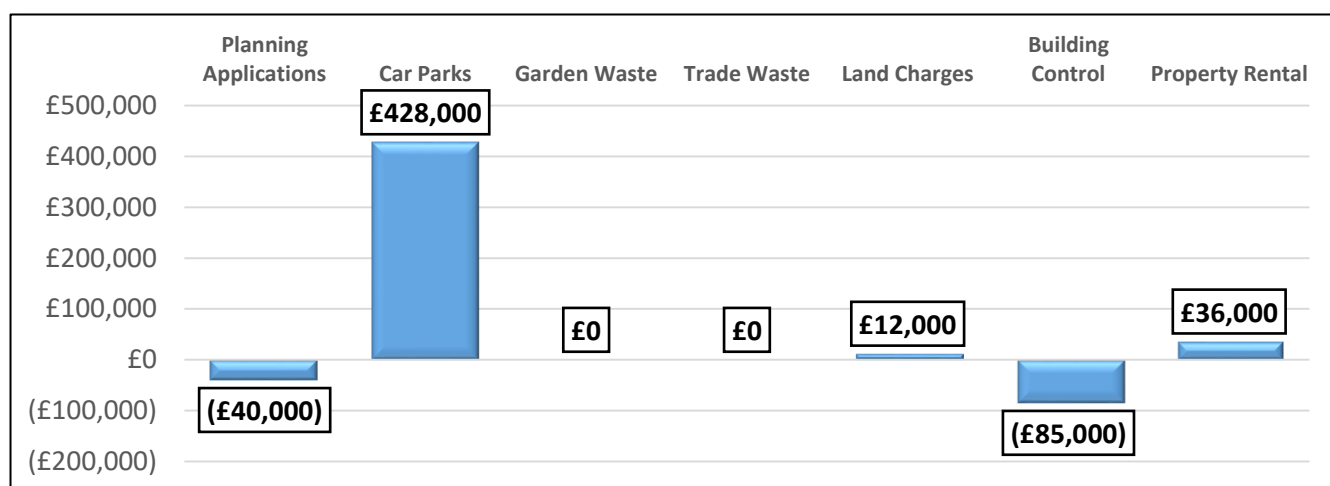
3.8. The earmarked reserves scheduled to be returned to general reserves in 2020/21 under the three year time limit contained in the approved policy are detailed below along with updates where appropriate:

Reserve Name	Balance 30-Nov-20 £	Earmarked Reserves No longer required £	Comments
Digitisation Programme	(£74,999)	0	Digital Innovation Strategy Approved by Cabinet on 1 December 2020 – extended until 31 March 2024
Individual Electoral Registration	(£4,265)	0	To be reviewed at the end of the financial year
<b>Total Earmarked Reserves</b>	<b>(£79,264)</b>	<b>0</b>	

## Fees and Charges

3.9. The gross fees and charges budgets for 2020/21 together with actual income achieved over the last six years are shown in detail at **APPENDIX B**.

3.10. The projected variances for those with the highest value (figures in brackets relate to higher income) are:



3.11. The reductions attributable to COVID-19 are included in the projections at para 3.5 although an element will be compensated through the income losses scheme. The reasons for any significant variances are:

- **Projected additional income from Planning Applications** – income has increased from a previous projection but still less than the Original Budget
- **A projected reduction in income from Car Parks** – the income has continued to be impacted by COVID-19. Total income for July and August was originally budgeted to be **(£278,000)** and this was reduced by **£157,000** (£97,000 for COVID and £60,000 for the £1 initiative using OBR based forecasts) to a forecast income of **(£121,000)**. The actual income for July and August was **(£135,000)**. The free parking initiative using similar assumptions from 12 December to 3 January is estimated to reduce income by a further **£84,000**, this is included in the graph above.
- **A projected reduction from Land Charges** – fee income is slightly lower than budgeted at this stage.
- **Projected additional income from Building Control** – additional net income from building control customers which is reinvested into the trading service.
- **A projected reduction in income from Property Rental** – some properties have become vacant in addition to existing tenants struggling to keep up with rentals due.

## Closing the Funding Gap Progress

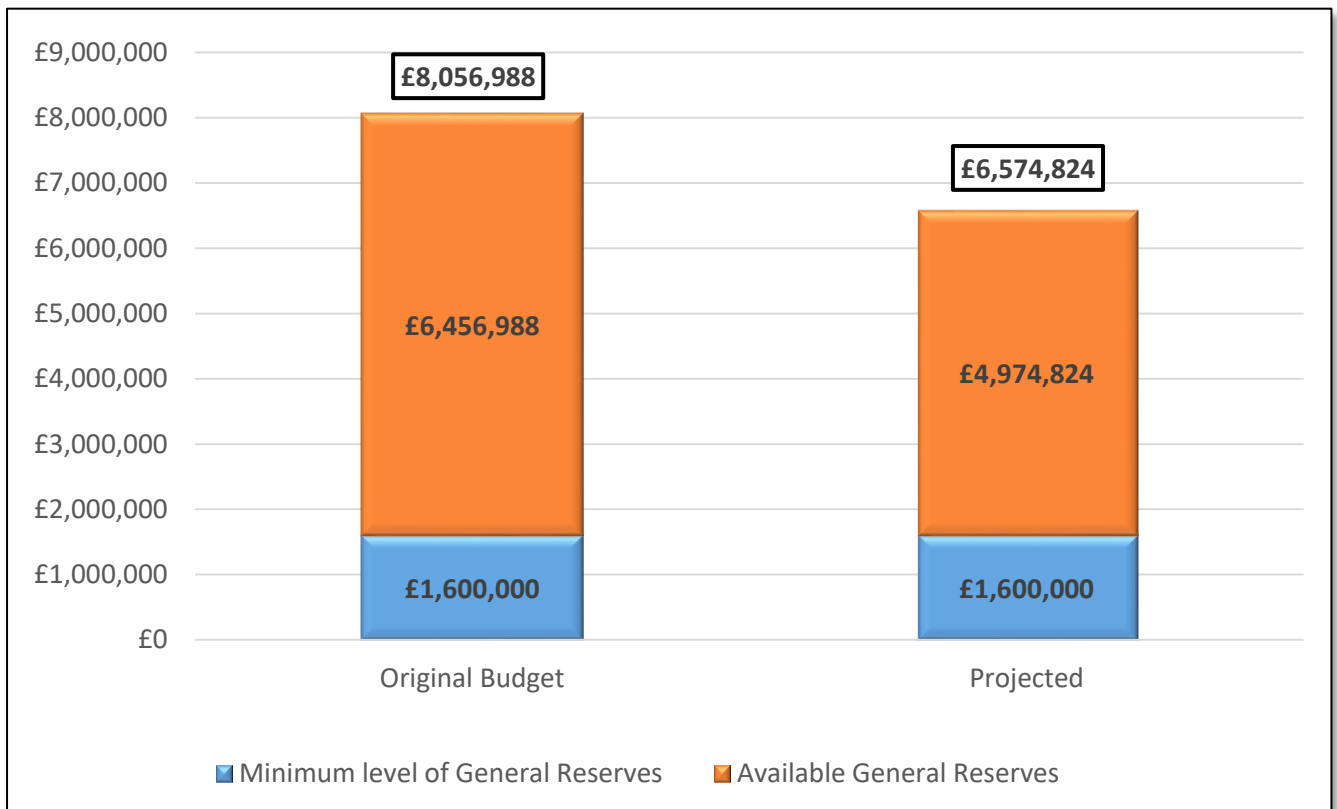
3.12. The progress (excluding any recommendations contained in this report) on closing the Approved MTF5 Funding Gap is:

	Cabinet or Decision Date	2020/21	2021/22	2022/23	2023/24	2024/25
<b>Original Funding Gap</b>		<b>(£462,000)</b>	<b>£613,000</b>	<b>£959,000</b>	<b>£1,507,000</b>	<b>£1,899,960</b>
Cash Payment Facilities	03/12/2019	(9,550)	(9,550)	(9,550)	(9,550)	(9,550)
Climate Change (green energy)	13/06/2019	0	14,000	14,000	14,000	14,000
Revenues and Benefits Software	24/03/2020	(7,760)	(10,910)	(14,170)	(17,510)	(20,970)
Joint Waste Service contribution	02/06/2020	(100,000)	(100,000)	(100,000)	(100,000)	(100,000)
Business Rates Savings	10/06/2020	(7,810)	(7,810)	(7,810)	(7,810)	(7,810)
Pension Lump Sum Payment Profile	23/07/2020	41,580	1,940	(43,520)	0	0
Money Matters 3 months – Non Covid-19	08/09/2020	(8,690)	19,100	19,100	19,100	19,100
Money Matters 3 months – Covid-19	08/09/2020	1,267,900	0	0	0	0
MTFS Updates – ICT Cloud/Investment in Property	06/10/2020	169,000	462,000	702,000	895,000	897,000
Money Matters 6 months – Non Covid-19	01/12/2020	(78,610)	0	0	0	0
Money Matters 6 months – Covid-19	01/12/2020	280,050	0	0	0	0
<b>Funding Gap / (transfer to general reserves)</b>		<b>£1,084,110</b>	<b>£981,770</b>	<b>£1,519,050</b>	<b>£2,300,230</b>	<b>£2,691,730</b>
<b>COVID-19 element</b>		<b>£1,547,950</b>	<b>£0</b>	<b>£0</b>	<b>£0</b>	<b>£0</b>
<b>Underlying Funding Gap / (transfer to general reserves)</b>		<b>(£463,840)</b>	<b>£981,770</b>	<b>£1,519,050</b>	<b>£2,300,230</b>	<b>£2,691,730</b>

3.13. The progress on closing the Funding Gap will continue to be monitored throughout the year.

## Revenue General Reserves

3.14. The Original Budget estimated general reserves of **£8,056,988** at 31 March 2021. The current projected level is **£6,574,824**, a reduction of **(£1,482,164)** (with further details at para 1.2) as shown below:



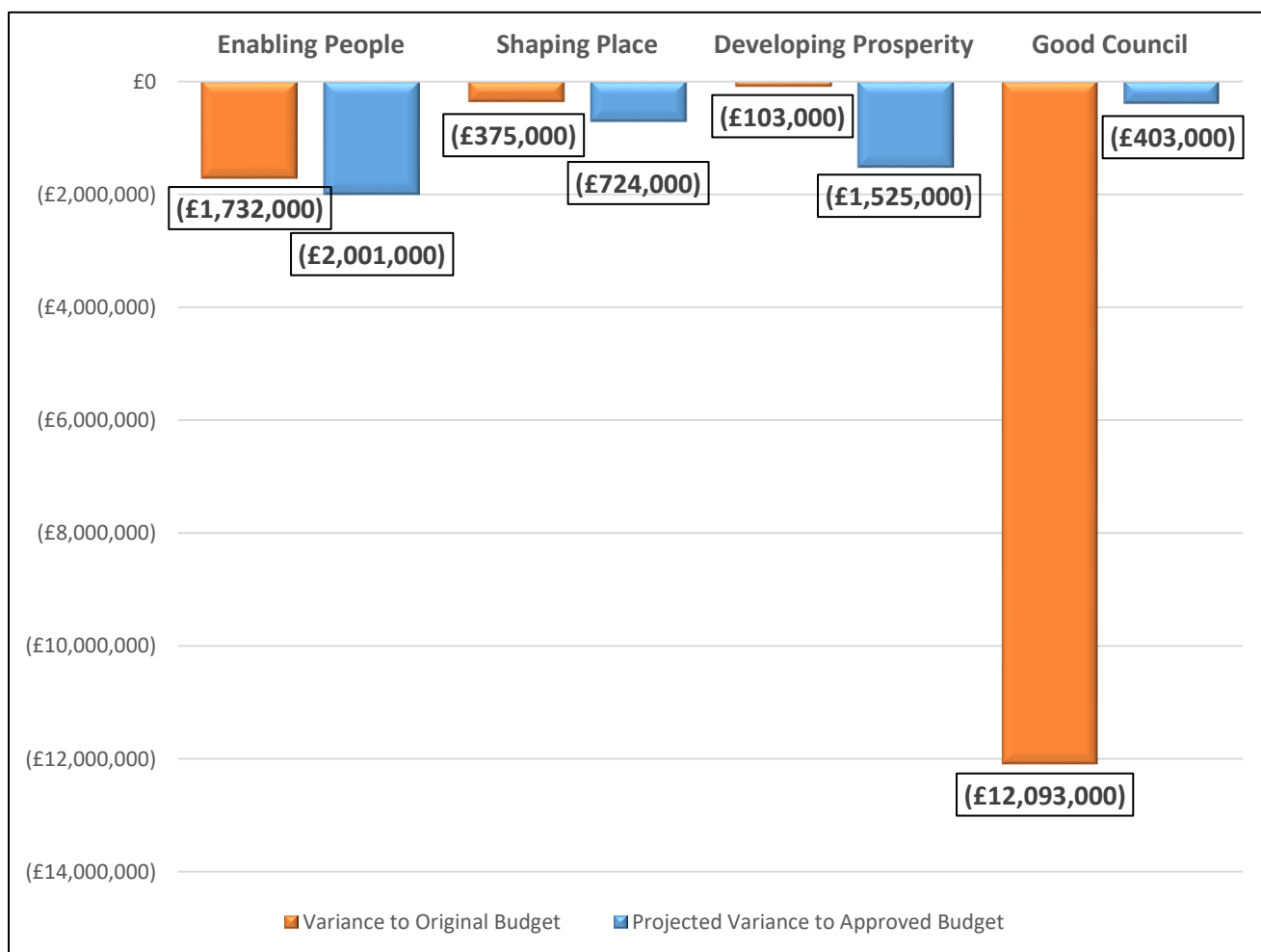
## The Capital Programme

3.15. The Original Budget of **£17,751,000** was approved by Council on 18 February 2020. There have been six updates to this budget during 2020/21:

- Allocation of S106 Public Open Space monies and Local Authorities Parks Improvement Funding of **£34,000** for delivery of two outdoor gyms in Burntwood approved by Cabinet Member Decision on 26 February 2020.
- Slippage from 2019/20 of **£13,454,000** approved by Cabinet on 2 June 2020.
- Adjustments from Money Matters Quarter 1 of **(£23,203,000)** Approved by Cabinet on 8 September 2020.
- Adjustments from Medium Term Financial Strategy (Revenue and Capital) 2020-25 of **(£91,000)** approved by Cabinet on 6 October 2020.
- Adjustments from Money Matters Quarter 2 of **£11,000** approved by Cabinet on 1 December 2020.
- Capital Bids of **£145,000** included in the Medium Term Financial Strategy (Revenue and Capital) 2020-25 to be reported as part of the MTFs Report on the agenda.

3.16. The Approved Budget is therefore **£8,101,000**.

3.17. The Capital Programme performance is projected to be below budget by **(£4,653,000)** compared to the Approved Budget. This below budget performance compared to both the Original and the Approved Budgets, is shown by Strategic Plan Priority below and in detail at **APPENDIX C**:

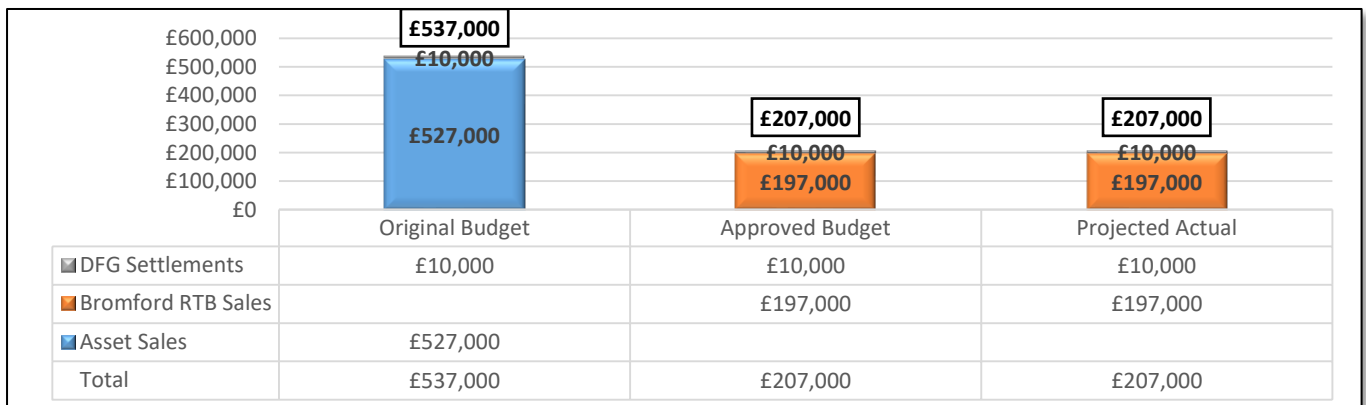


## Performance compared to the Approved Budget

3.18. There are projected variances compared to the Approved Budget related to:

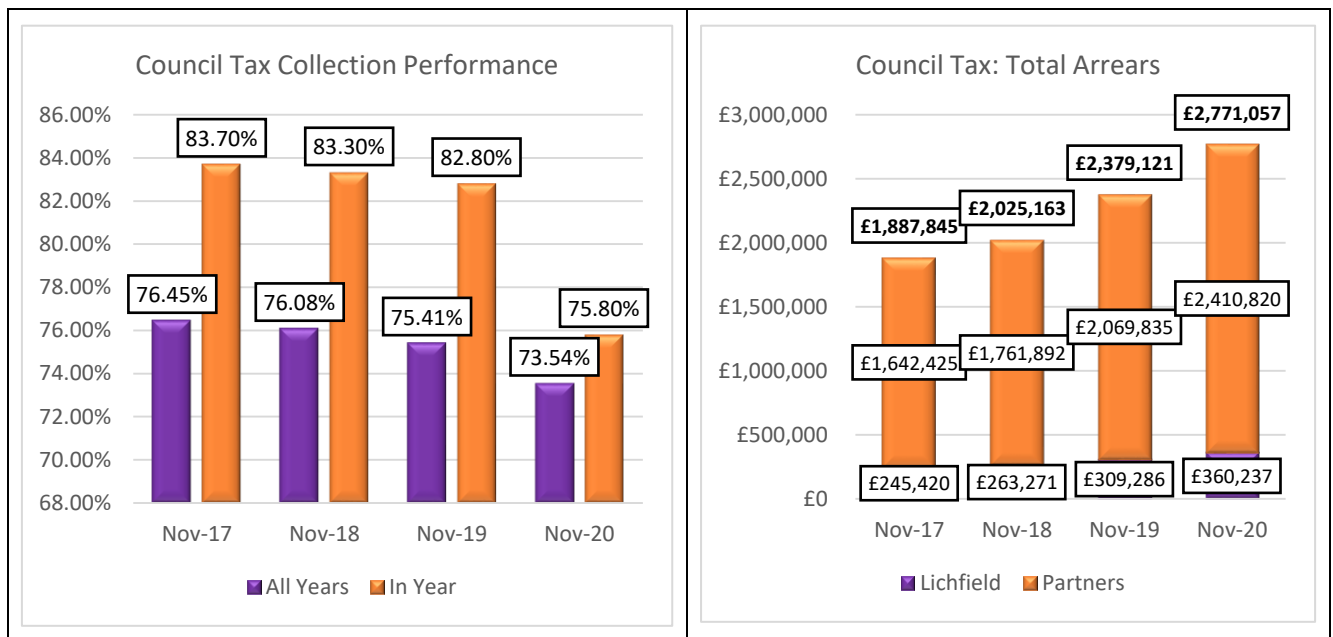
	Projected Variances	
	Profiling	Other
<ul style="list-style-type: none"> <li>New Build Parish Office/Community Hub – Delayed due to COVID-19</li> <li>Armitage and Handsacre Village Storage Container – Delayed due to COVID-19</li> <li>Re-siting of Armitage War Memorial – Delayed due to COVID-19</li> <li>Installation of artificial grass at Armitage – Delayed due to COVID-19</li> <li>Friary Grange: Short Term Refurbishment</li> <li>Replacement Leisure Centre</li> <li>Disabled Facilities Grants – Extra grant received of £132,000</li> <li>Home Repair Assistance Grants</li> <li>Decent Homes Standard Grant</li> <li>Energy Insulation Programme</li> <li>DCLG Monies</li> <li>S106 Affordable Housing Monies</li> </ul>	(£92,000) (£6,000) (£120,000) (£3,000) (£240,000) (£89,000) (£721,000) (£26,000) (£147,000) (£48,000) (£212,000) (£429,000)	£132,000
<b>Enabling People Total</b>	<b>(£2,133,000)</b>	<b>£132,000</b>
<ul style="list-style-type: none"> <li>Darnford Park – Projected to overspend - budget increased with revenue funding.</li> <li>Canal Towpath Improvements – Delayed due to COVID-19</li> <li>Loan to Council Development Company</li> <li>Lichfield St. Johns Community Link – Delayed due to COVID-19</li> <li>Staffordshire Countryside Explorer – Delayed due to COVID-19</li> <li>Bin Purchase – Projected to overspend, therefore budget increased with reserve funding.</li> <li>Vehicle Replacement Programme (Other) – Increased contracts have caused extra wear and tear on equipment not expected to have to be replaced so soon.</li> <li>Environmental Improvements: Upper St. John Street &amp; Birmingham Road</li> <li>Stowe Pool Improvements – Project overspent - budget increased with revenue funding</li> <li>The Leomansley Area Project</li> <li>Cannock Chase SAC Payments</li> </ul>	(£36,000) (£675,000) (£35,000) (£44,000) (£7,000) (£3,000) (£19,000)	£5,000 £60,000 £23,000 £7,000
<b>Shaping Place Total</b>	<b>(£819,000)</b>	<b>£95,000</b>
<ul style="list-style-type: none"> <li>Multi Storey Car Park Refurbishment</li> <li>Coach Park</li> <li>Car Parks Variable Message Signing</li> <li>Old Mining College: Refurbish access and signs</li> <li>St. Chad's Sculpture</li> </ul>	(£250,000) (£1,225,000) (£32,000) (£13,000) (£5,000)	
<b>Developing Prosperity Total</b>	<b>(£1,525,000)</b>	<b>£0</b>
<ul style="list-style-type: none"> <li>Property Planned Maintenance</li> <li>New Financial Information System</li> <li>ICT Hardware</li> <li>ICT Innovation – Removal of Sundry Debtors system budget as now part of new system.</li> </ul>	(£139,000) (£75,000) (£4,000) (£155,000)	(£30,000)
<b>Good Council Total</b>	<b>(£373,000)</b>	<b>(£30,000)</b>
<b>Total Projected Variance</b>	<b>(£4,850,000)</b>	<b>£197,000</b>
	<b>(£4,653,000)</b>	

3.19. The Original and Approved Budgets, projected and actual capital receipts are shown below:

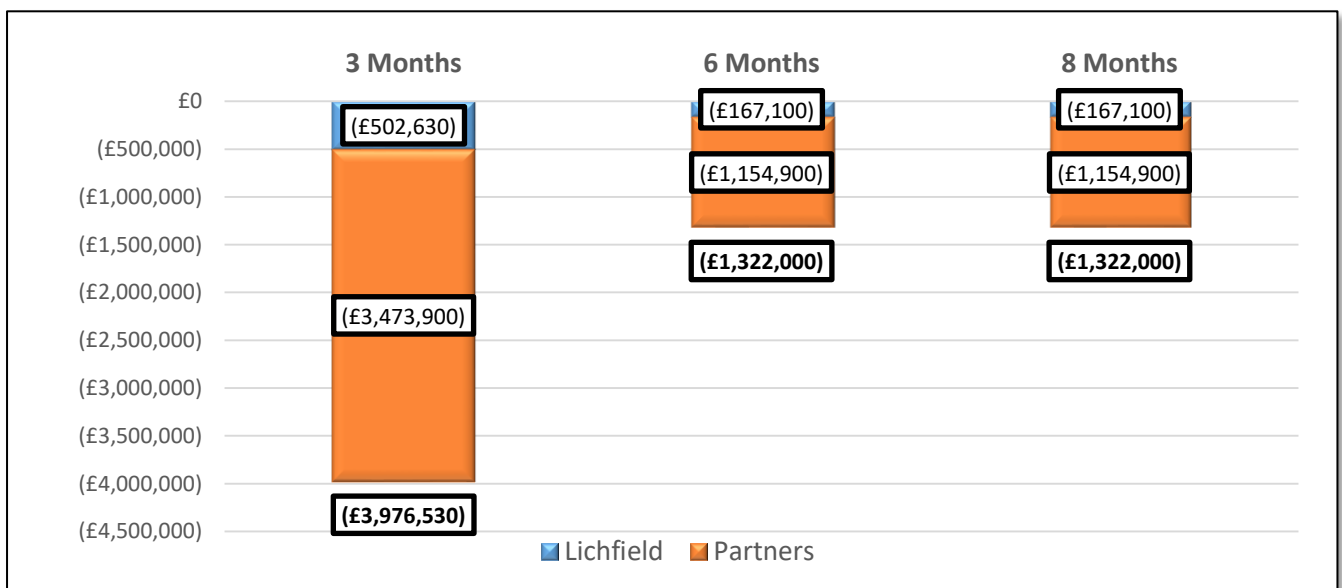


## Council Tax

3.20. The collection performance for Council Tax debt is shown below:



3.21. The Council Tax Collection Fund is projected to be in deficit by **£1,322,000** and the Council's share is **£167,100** based on Lichfield's (including Parishes) current share of Council Tax of **c13%**:



3.22. The Ministry of Housing, Communities and Local Government (MHCLG) announced as part of the comprehensive financial support package to local authorities, the deficit can be charged to the revenue budget over three years rather than one.

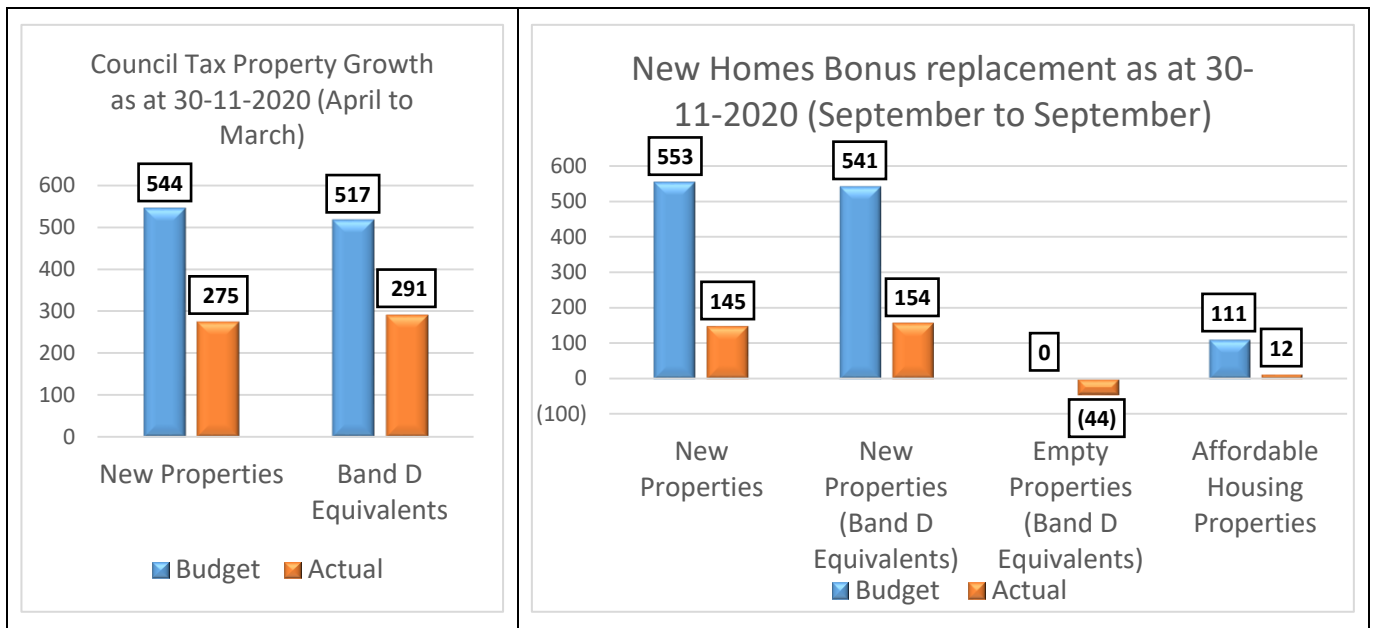
3.23. The Provisional Local Government Finance Settlement announced on the 17 December 2020, also confirmed 75% support for irrecoverable Council Tax losses in 2020/21. However, at this stage, the detailed guidance is being developed and therefore it is difficult to estimate the level of support.

3.24. The main reasons for the deficit are:

- There was a higher surplus than projected in 2019/20 of **£202,970** due primarily to higher income from Council Tax and a lower level of bad debt provision with the Council's share being **£25,800**.
- There is projected to be an adverse impact on the amount of Council Tax collected in 2020/21 of **(£1,524,970)** from COVID-19 (assuming all of the Hardship Funding of £562,910 is awarded) with the Council's share being **(£192,900)**.

## Housing Supply

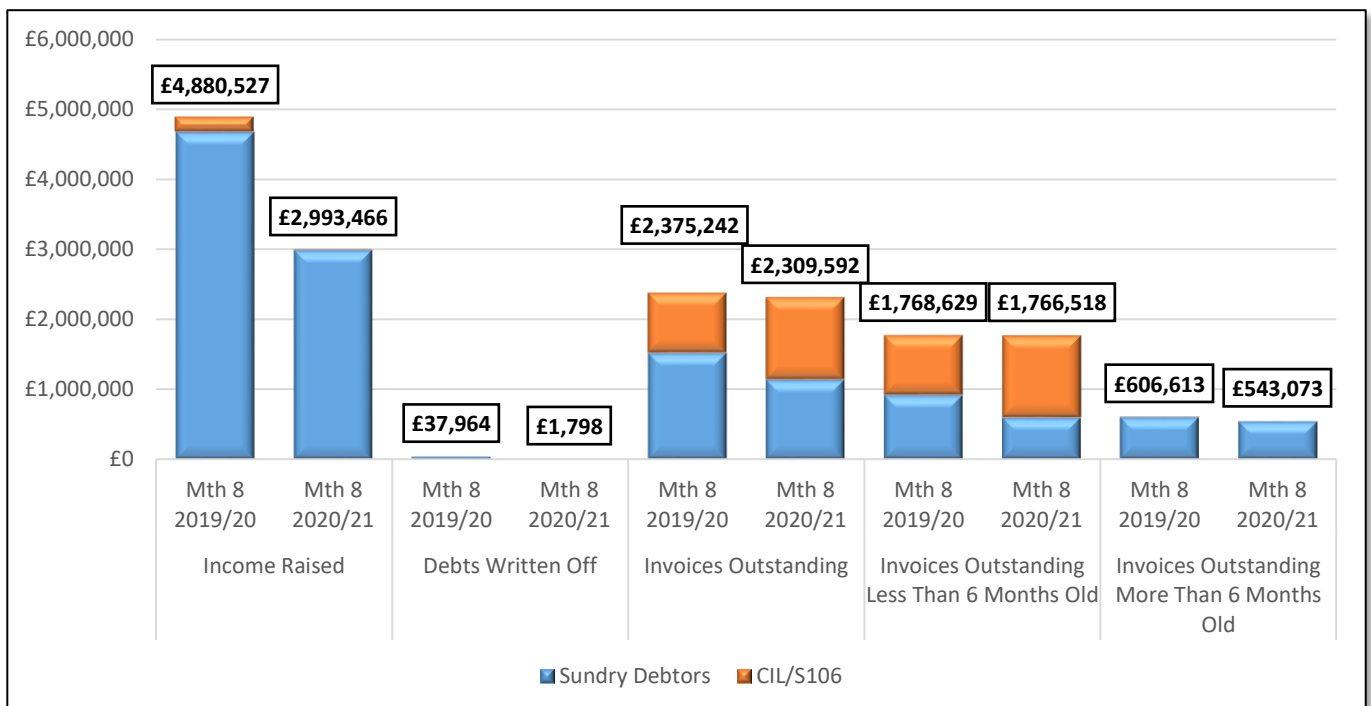
3.25. The completions for Council Tax (left hand chart) from April 2020 to November 2020 and the potential replacement for New Homes Bonus (right hand chart) from September 2020 to September 2021 are shown below (empty properties have reduced):



3.26. The current adverse performance could be solely due to COVID-19 either through delays in completions or updating records of completions. However, any delivery delays will impact on Council Tax and potentially the replacement for New Homes Bonus in the Medium Term Financial Strategy.

## Sundry Debtors (including Community Infrastructure Levy (CIL) and Section 106 (S106))

3.27. The transaction levels and collection performance in 2020/21 compared to 2019/20 are shown below:

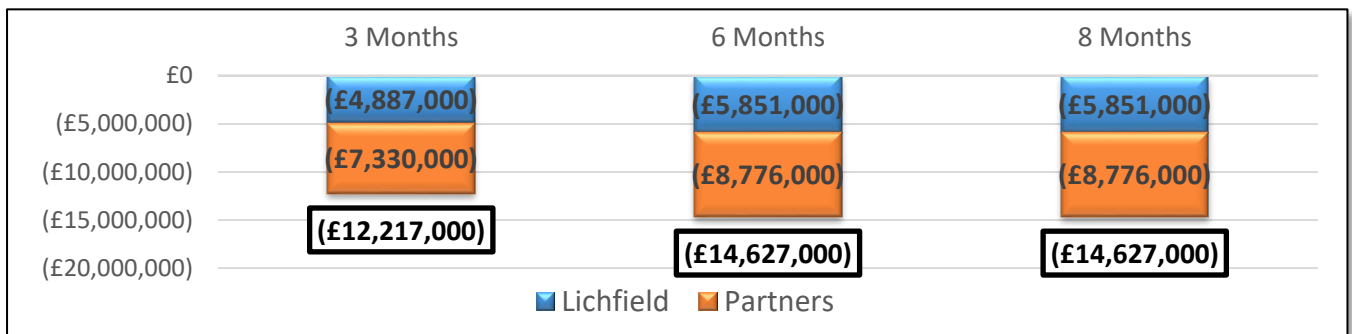


3.28. Total income raised in the first eight months of 2020/21 is **£1,887,061** or **39%** lower than for the same period in 2019/20. This is due to a large invoice raised in 2019/20 related to a covenant release and the impact of COVID-19 on income profiles.

3.29. Invoices outstanding has reduced by **£65,650** or **3%**.

## Business Rates

3.30. The Business Rates Collection Fund is projected to be in deficit by **£14,627,000**:



3.31. The main reasons for the projected deficit are:

- A higher surplus than budgeted in 2019/20 of **£2,376,000** with the Council's share being **£951,000**.
- The award of additional reliefs etc. of **(£15,158,400)** with the Council's share being **(£6,064,000)**.
- There is projected to be an adverse impact on the amount of Business Rates collected in 2020/21 of **(£1,844,600)** from COVID-19 with the Council's share being **(£738,000)**.

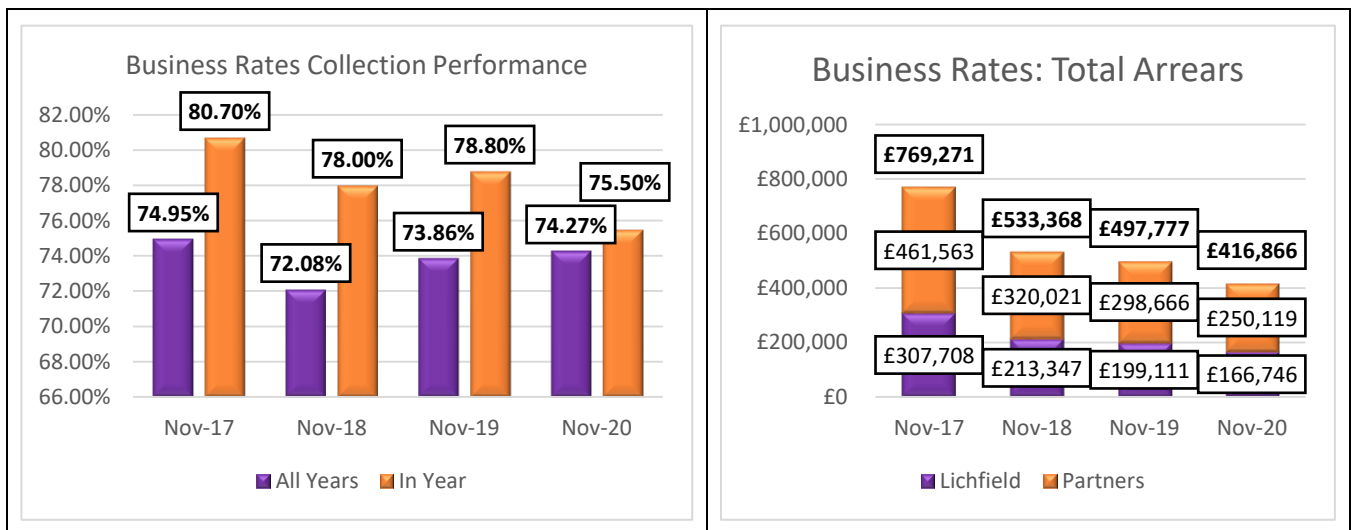
3.32. Grants will be received in the 2020/21 revenue budget to largely offset this deficit in the Collection Fund.

3.33. The Ministry of Housing, Communities and Local Government (MHCLG) announced as part of the support package, the deficit can be charged to the revenue budget over three years rather than one.

3.34. The grants received will be transferred to the Business Rates volatility reserve in 2020/21 and then released over the same three year period to offset the deficit.

3.35. The Provisional Local Government Finance Settlement announced on the 17 December 2020, also confirmed 75% support for irrecoverable Business Rate losses in 2020/21. However at this stage the detailed guidance is being developed and therefore it is difficult to estimate the level of support.

3.36. The collection performance for Business Rates is shown below:



3.37. The Retained Business Rate income is projected to be the same as the Approved Budget of **(£3,020,100)**.

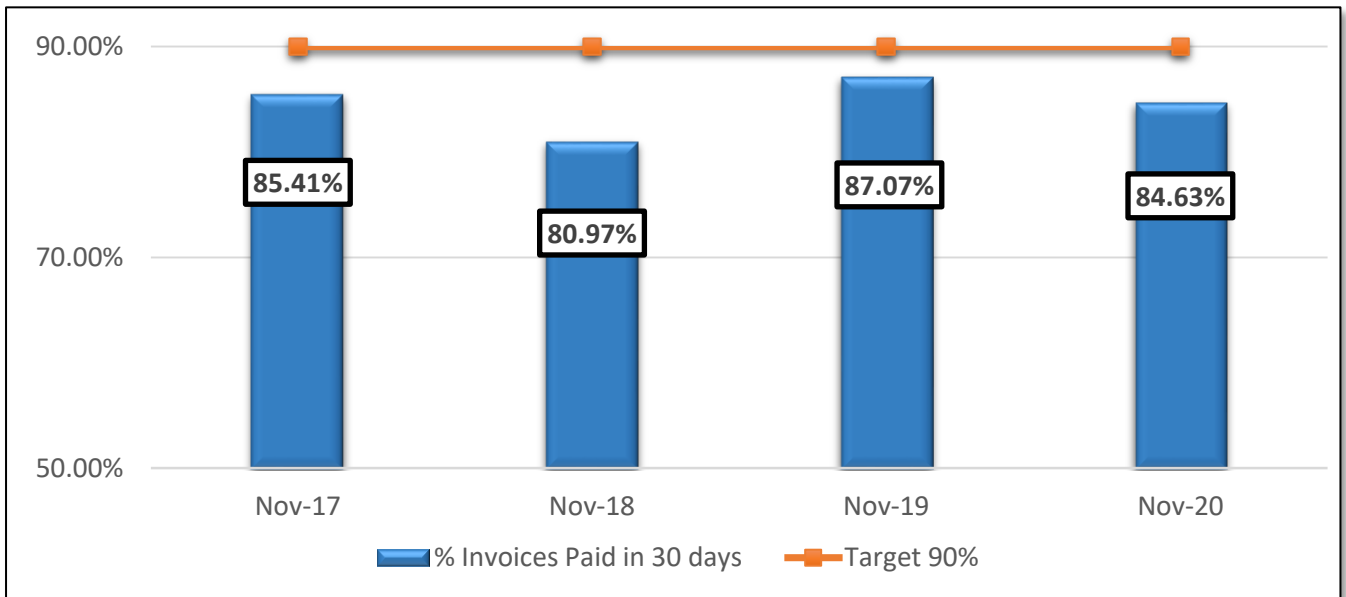
3.38. There are however a number of significant changes within the projection including the Section 31 grant to offset the additional COVID-19 reliefs in the Collection Fund. These are explained further below:

- The Council's share of additional Section 31 grant to offset COVID-19 reliefs of **(£5,376,000)**.
- Other changes to levy payments and Section 31 grants of **(£606,000)**.
- Transfer of additional grant and other changes to the Business Rates volatility Earmarked Reserve to offset the deficit in later years of **£5,982,000**.



## Supplier Payment Performance

3.39. The performance of invoice payments to suppliers within 30 days for the last four years is:



3.40. There are initiatives taking place, including the improvements to procurement detailed below, wider use of payment cards for low value transactions and analysis of the performance by Service Area, that are aimed at improving payment performance.

3.41. However, COVID-19 has had an impact on payment performance due to the availability of team members within the Council and the need to focus on other priorities.

### Procurement Activity

3.42. The new Procurement Team are starting to settle in and are making contact with key stakeholders, as well as having attended Overview and Scrutiny and Cabinet meetings towards the end of 2020.

3.43. The Procurement Strategy has been approved and the Procurement Team will focus on delivering this alongside supporting procurement activities across the Council.

3.44. Recent papers published by central government as well as the impact of leaving the European Union (EU) will bring forward the action in the Procurement Strategy of updating of the Contract Procedure Rules as well as meeting the requirements of the recent internal audit.

3.45. The Procurement Team have been providing support, guidance and leadership on a wide range of projects ranging from consultancy services to new software, fuel provision to temporary staff, and annual valuations to occupational health.

3.46. Working with other stakeholders the contracts register is being updated and from this a forward plan will be drafted; allowing for procurement activities to start moving to a planned model.

## Investment Strategy

3.47. The Council can undertake investments for three broad purposes:

- It approves the support of public services by lending or buying shares in other organisations – **Service Investments.**
- To earn investment income – **Commercial Investments.**
- It has surplus cash, as a result of its day to day activities, when income is received in advance of expenditure or where it holds cash on behalf of another body ready for payment in the future – **Treasury Management Investments.**

3.48. The Government has recognised in recent Ministry of Housing, Community and Local Government (MHCLG) guidance, as a result of increased commercial activity, that the principles included in Statutory Guidance requiring that all investments should prioritise security and liquidity over yield must also be applied to service and commercial investments.

3.49. The MHCLG Guidance requires the approval by Council of an Investment Strategy Report to increase the transparency around service and commercial investment activity. The Council approved its Investment Strategy Report on **18 February 2020.**

### Service Investments

3.50. There is one current approved investment of a service nature and the investment and net return included in the Approved Budget is detailed below:

	Approved Budget				
	2020/21	2021/22	2022/23	2023/24	2024/25
<b>Approved Loan to the Local Authority Company</b>	<b>£675,000</b>	<b>£675,000</b>	<b>£675,000</b>	<b>£675,000</b>	<b>£675,000</b>
Net Income	£0	(£4,000)	(£18,000)	(£22,000)	(£22,000)
Net Return	0.00%	0.59%	2.67%	3.26%	3.26%
<b>Total Investment</b>	<b>£675,000</b>	<b>£675,000</b>	<b>£675,000</b>	<b>£675,000</b>	<b>£675,000</b>
Total Net Income	£0	(£4,000)	(£18,000)	(£22,000)	(£22,000)
<b>Net Return</b>	<b>0.00%</b>	<b>0.59%</b>	<b>2.67%</b>	<b>3.26%</b>	<b>3.26%</b>

3.51. To date, the loan to the Local Authority Company has not taken place in 2020/21 and therefore the budgeted interest in 2021/22 will not be generated.

### Commercial Investments

3.52. Council on 13 October 2020 approved the removal of all budgets related to Investment in Property and therefore currently there are no commercial investments planned.

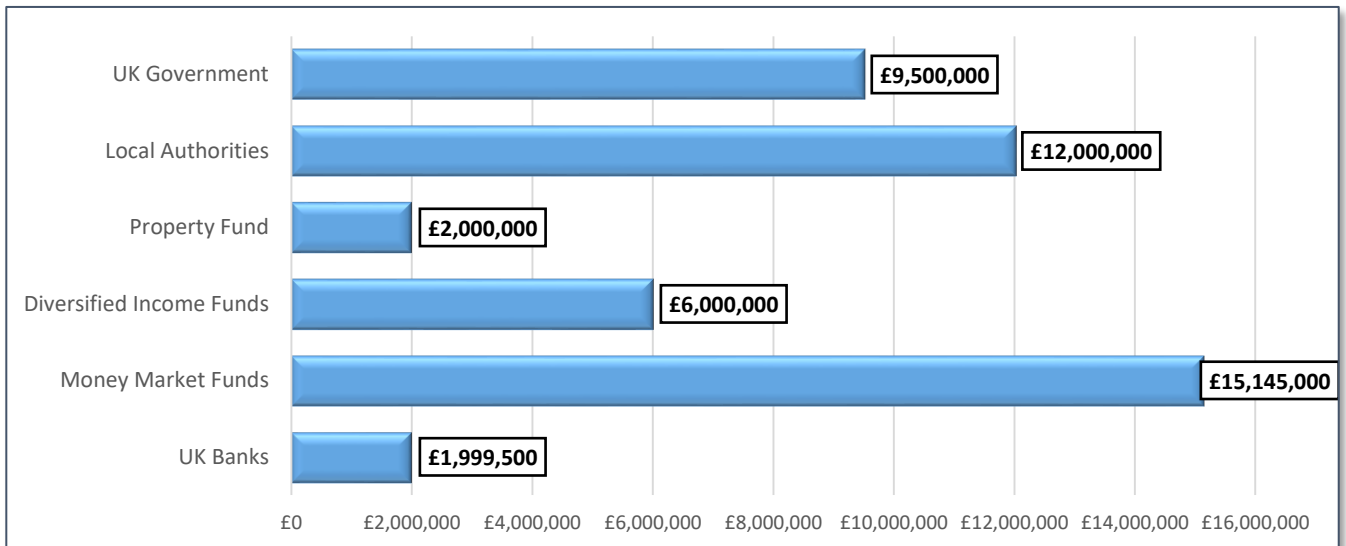
## Treasury Management Investments

3.53. The performance of the Treasury Management function should be measured against the investment objectives of Security (the safe return of our monies), Liquidity (making sure we have sufficient money to pay for our services) and Yield (the return on our investments).

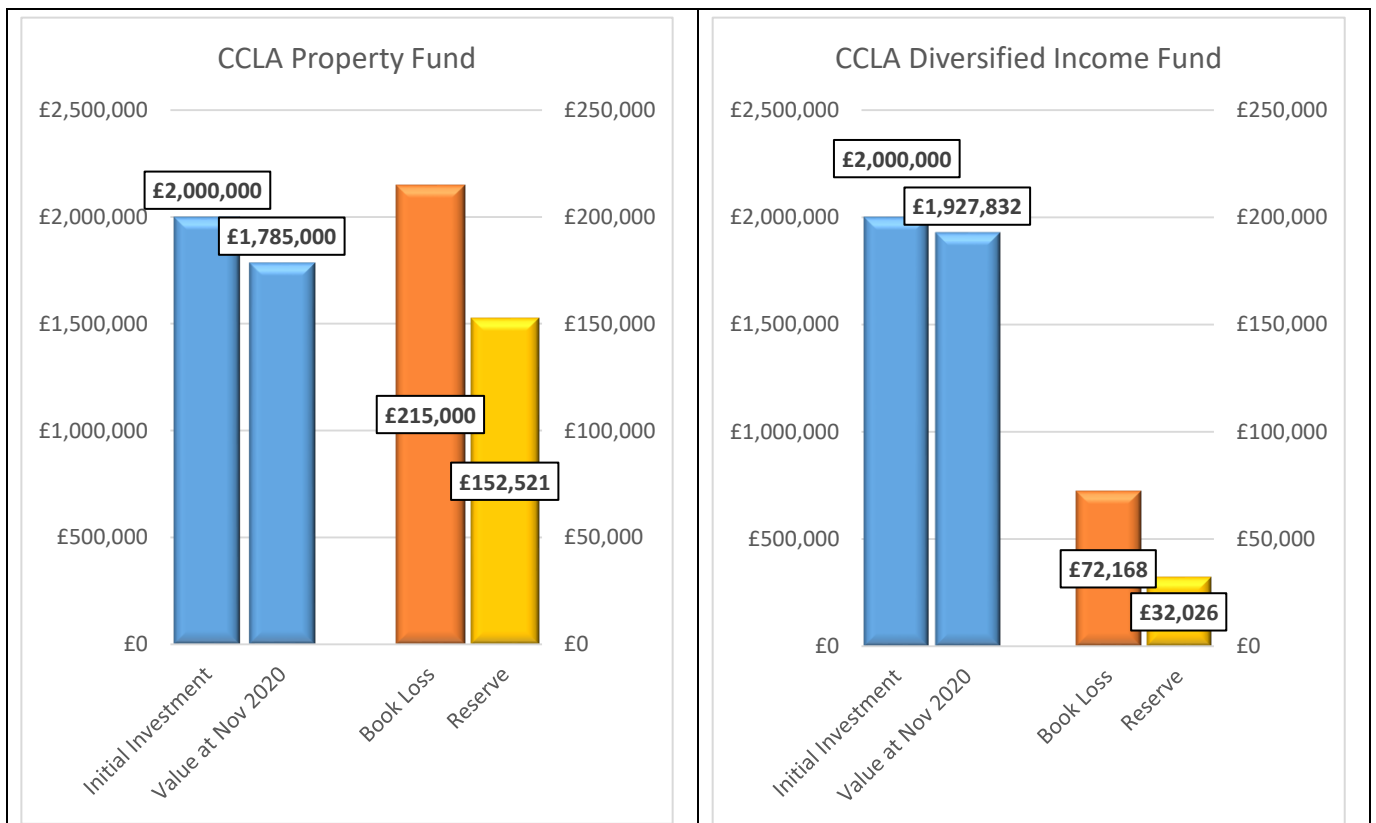
3.54. In addition, external borrowing is considered against the objectives of it being affordable (the impact on the budget and Council Tax), prudent and sustainable (over the whole life).

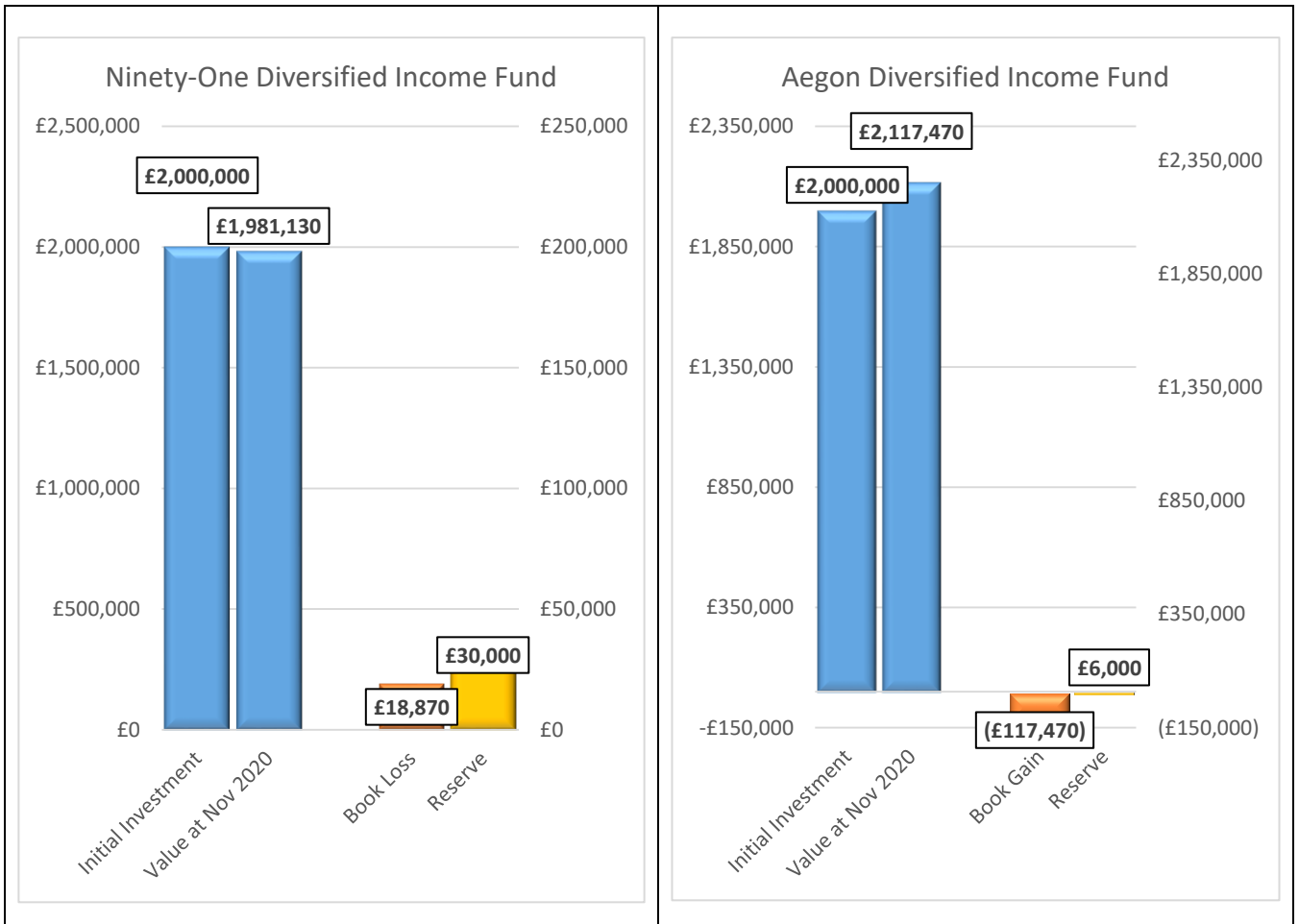
### The Security of Our Investments

3.55. The investments the Council had at the 30 November 2020 of **£46,644,500** (with the Property and Diversified Income Funds valued at original investment of **£2m** each) by type and Country are summarised below and in detail at **APPENDIX D**:

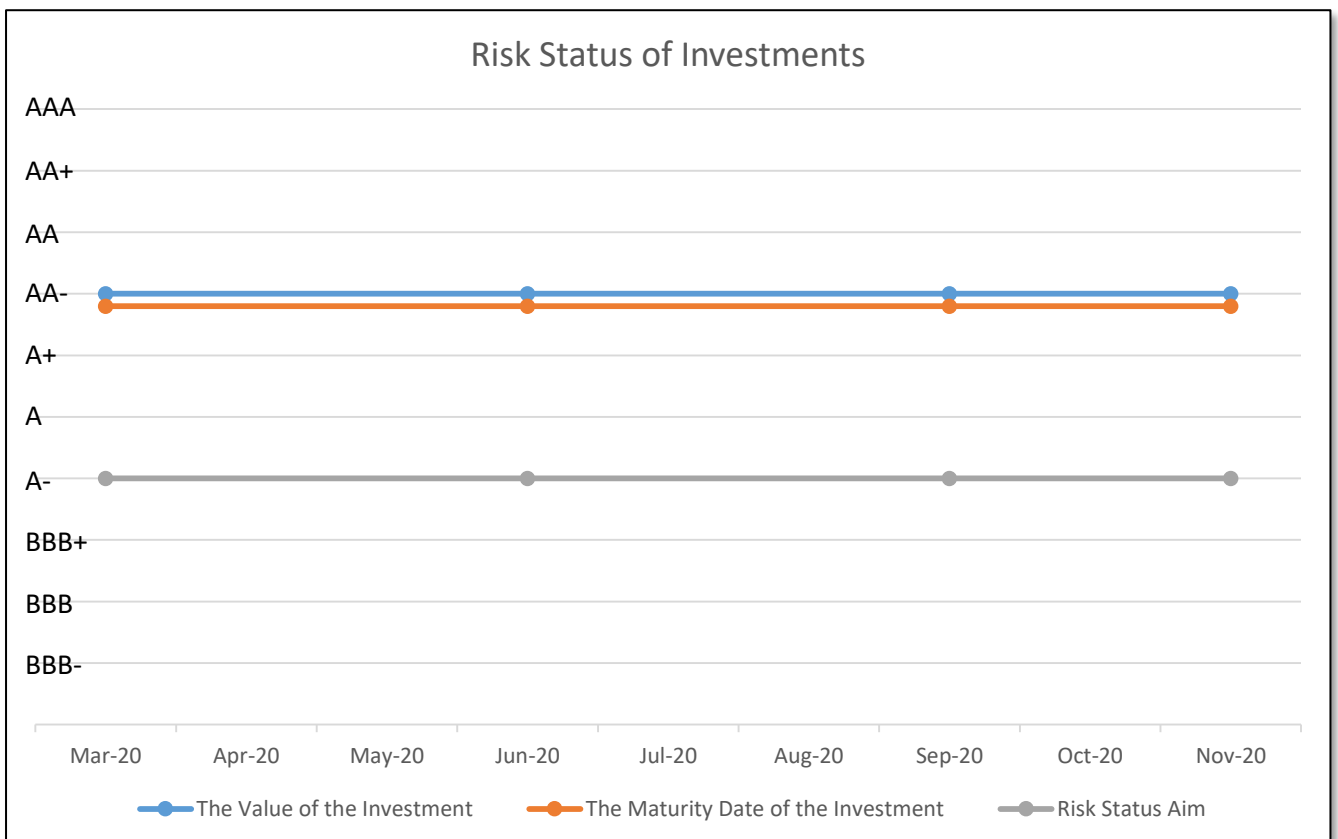


3.56. The current value of the Property Fund and the Diversified Income Funds together with the projected value of the earmarked reserves in 2020/21 intended to offset reductions in value (these are a book loss until the investment is sold and they become actual) are shown below:





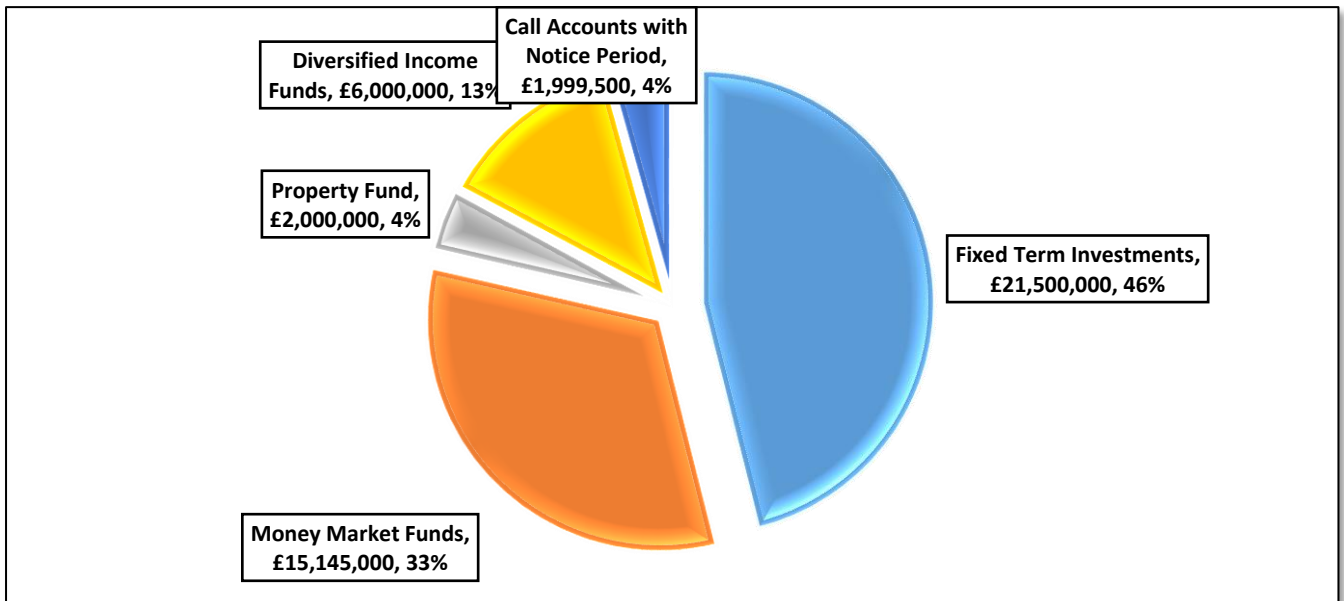
3.57. Our aim for the risk status of our investments was **A-** or higher. The risk status based on the length of the investment and the value for a 9 month period is summarised in the graph below:



## The Liquidity of our Investments

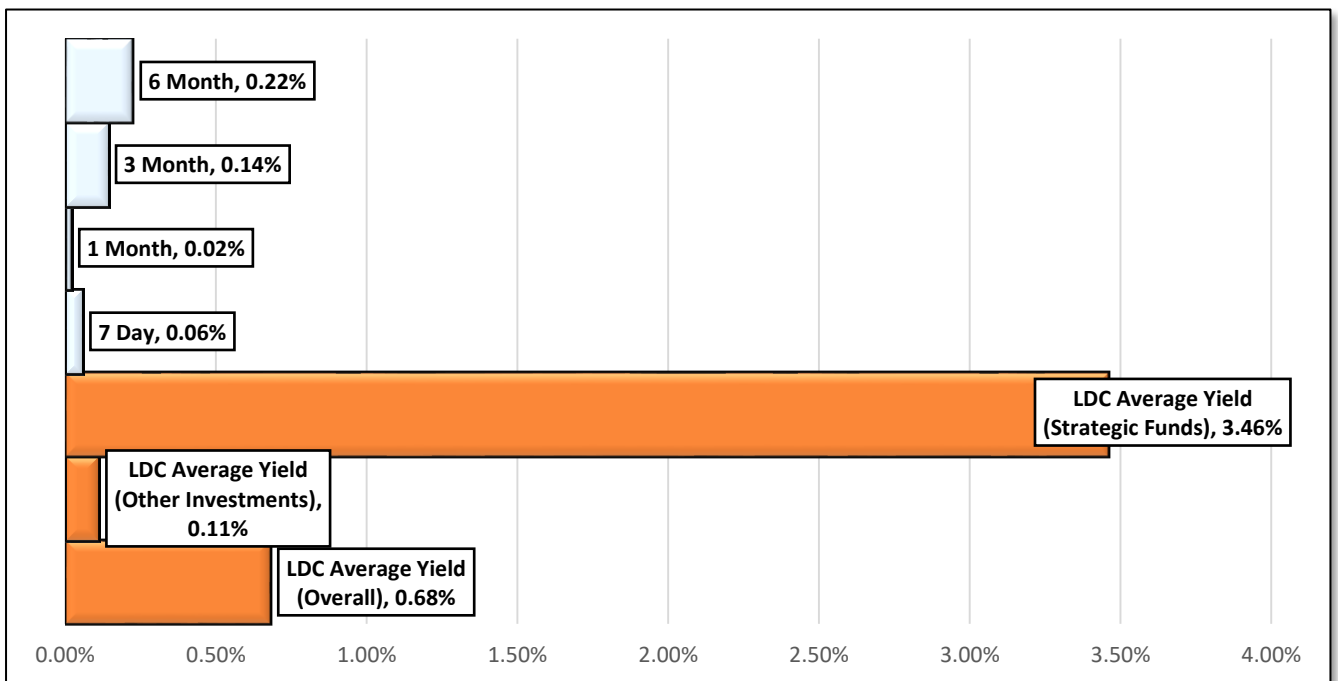
3.58. The Council has had to temporarily borrow during 2020/21 for a short period of time to manage cashflow requirements.

3.59. A significant proportion of investments are retained in instant access Money Market Fund investments to ensure there is sufficient cash available to pay for goods and services. The investments by type are shown below:



## The Return or Yield of our Investments

3.60. The yield the Council achieved compared to a number of industry standard benchmarks (including our preferred benchmark of the seven day LIBID rate) is shown below:



3.61. The investment activity during the financial year is projected to generate **(£346,000)** of gross investment income compared to an Approved Budget of **(£346,000)**.

3.62. It is important to note that to manage the risk of income and value reductions with the Property and Diversified Income Funds, only **2.5%** of the yield is included in the budget with the balance transferred to volatility earmarked reserves.

3.63. In terms of investment income, the Debt Management Deposit Facility (DMADF) returns are now 0.01% per annum, the yield on Money Market Funds has moved down to 0.01%, the CCLA property fund will only distribute income that it receives as against distributing income received plus income accrued and the multi-asset funds are also expected to yield lower than in 2019/20 as bond yields are lower and dividend payments on equity holdings are also expected to be lower.

## The External Borrowing Portfolio

3.64. The Council's external borrowing portfolio including the premiums for early repayment is shown below:

	Principal	Average Rate	Years to Final Maturity	(Premium) /Discount
PWLB Fixed Equal Instalment of Principal (EIP)	£1,187,160	2.59%	19.3	(£275,398)
PWLB Fixed Annuity	£1,068,193	1.71%	7.5	(£81,401)
<b>TOTAL PWLB</b>	<b>£2,255,353</b>	<b>2.17%</b>	<b>13.7</b>	<b>(£356,799)</b>
Lender Option Borrower Option (LOBO) Loans	£0	-	-	£0
Other Loans	£0	-	-	£0
<b>TOTAL BORROWING</b>	<b>£2,255,353</b>	<b>2.17%</b>	<b>13.7</b>	<b>(£356,799)</b>

3.65. The response to the Public Works Loans Board (PWLB) consultation on changes to its lending terms was announced on 25 November 2020. The key points of the response were:

- A reduction of 1% in all standard and certainty rate loans from 26 November 2020.
- As a condition of accessing the PWLB, local authorities will be asked to confirm there is no intention to buy investment assets primarily for yield in the current or next two financial years.
- Local Authorities will be asked to confirm plans are current and the Section 151 officer is content plans are within acceptable use (service delivery, housing, regeneration, preventative action and refinancing/treasury management) of PWLB.
- For 2021/22 local authorities will be required to submit capital plans for the next three years and prohibited from accessing the PWLB if they plan debt for yield activity in any of these years.
- Her Majesty's Treasury (HMT) can restrict local authorities from borrowing in unusual or large amounts.
- Penalties for misusing PWLB could include a request that the Council unwinds problematic transactions, PWLB access is suspended, repayment of loans with penalties or a wider ranging review of the Prudential Framework.

Alternative Options	These are considered as part of the ongoing development of the Strategic Plan and the Medium Term Financial Strategy.			
Consultation	Consultation is undertaken as part of the Strategic Plan and with Leadership Team.			
Financial Implications	The Medium Term Financial Strategy projected general reserves at 31 March 2021 would be <b>£8,056,988</b> . At this eight months stage, general reserves are forecast to be <b>£6,574,824</b> . This is a reduction of <b>(£1,482,164)</b> and is related to:			
	<b>Details</b>	<b>3 months</b>	<b>6 months</b>	<b>8 months</b>
	Lower contribution in 2019/20	(£32,344)	(£32,344)	(£32,344)
	Approved updates	£83,540	(£76,770)	£1,840
	Projected contribution contained in the Money Matters Report	£8,690	£78,610	£257,240
	Impact of COVID-19	(£1,267,900)	(£1,547,950)	(£1,708,900)
	<b>Total</b>	<b>(£1,208,014)</b>	<b>(£1,578,454)</b>	<b>(£1,482,164)</b>

Contribution to the Delivery of the Strategic Plan	The MTFS underpins the delivery of the Strategic Plan.
Equality, Diversity and Human Rights Implications	There are no additional Equality, Diversity or Human Rights implications.
Crime & Safety Issues	There are no additional Crime and Safety Issues.
Environmental Impact	These areas are addressed as part of the specific areas of activity prior to being included in Lichfield District Council's Strategic Plan.
GDPR/Privacy Impact Assessment	These areas are addressed as part of the specific areas of activity prior to being included in Lichfield District Council's Strategic Plan.

	Risk Description	How We Manage It	Severity of Risk
<b>Strategic Risk SR1 - Non achievement of the Council's key priorities contained in the Strategic Plan due to the availability of finance.</b>			
A	Implementation of the Check, Challenge and Appeal Business Rates Appeals and more frequent revaluations	To closely monitor the level of appeals. An allowance of <b>4.7%</b> (in line with the MHCLG Allowance) for appeals has been included in the Business Rate Estimates.	Likelihood : Yellow Impact : Yellow Severity of Risk : Yellow
B	The review of the New Homes Bonus regime	Not all of the projected New Homes Bonus is included as core funding in the Base Budget. In 2021/22 £500,000 is included and this is then being reduced by £100,000 per annum.	Likelihood : Red Impact : Yellow Severity of Risk : Yellow
C	The increased Localisation of Business Rates and the Fair Funding Review in 2022/2023	To assess the implications of proposed changes and respond to consultations to attempt to influence the policy direction in the Council's favour.	Likelihood : Red Impact : Red Severity of Risk : Red
D	The affordability and risk associated with the Capital Strategy	An estates management team has been recruited to provide professional expertise and advice in relation to investment in property and to continue to take a prudent approach to budgeting.	Likelihood : Yellow Impact : Yellow Severity of Risk : Yellow
<b>Strategic Risk SR3: Capacity and capability to deliver / adapt the new strategic plan to emerging landscape.</b>			
E	The financial impact of COVID-19 is not fully reimbursed by Government and exceeds the reserves available resulting in a Section 114 notice	The use of general and earmarked reserves to fund any shortfall	Likelihood : Green Impact : Red Severity of Risk : Yellow
F	The Council cannot achieve its approved Delivery Plan for 2020/21	There will need to be consideration of additional resourcing and/or reprioritisation to reflect the impact of the pandemic.	Likelihood : Yellow Impact : Yellow Severity of Risk : Yellow
G	The resources available in the medium to longer term to deliver the Strategic Plan are diminished	The MTFS will be updated through the normal review and approval process	Likelihood : Yellow Impact : Yellow Severity of Risk : Yellow
H	Government and Regulatory Bodies introduce significant changes to the operating environment	To review all proposed policy changes and respond to all consultations to influence outcomes in the Council's favour	Likelihood : Green Impact : Yellow Severity of Risk : Yellow

<b>Background Documents</b>	<ul style="list-style-type: none"> <li>• CIPFA Code of Practice for Treasury Management in the Public Services.</li> <li>• The Prudential Code for Capital Finance in Local Authorities.</li> <li>• Money Matters: Medium Term Financial Strategy (Revenue and Capital) 2019-24 – Cabinet 11 February 2020.</li> <li>• Money Matters: Medium Term Financial Strategy (Revenue and Capital) 2019-24 – Council 18 February 2020.</li> <li>• Money Matters: 2019/20 Review of Financial Performance against the Financial Strategy – Cabinet 2 June 2020.</li> <li>• The Medium Term Financial Strategy and the projected financial impact of the COVID-19 Pandemic – Cabinet 7 July 2020.</li> <li>• Money Matters: 2020/21 Review of Financial Performance against the Financial Strategy – Cabinet 8 September 2020.</li> <li>• Medium Term Financial Strategy 2020-25 – Cabinet 6 October 2020.</li> <li>• Money Matters: 2020/21 Review of Financial Performance against the Financial Strategy – Cabinet 1 December 2020.</li> <li>• Money Matters: Calculation of Business Rates in 2021/22, Council Tax Base for 2021/22 and the Projected Collection Fund Surplus / Deficit for 2020/21 - Cabinet 1 December 2020.</li> </ul>
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<b>Relevant web link</b>	
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## Revenue Financial Performance – Variance to Budget 2020/21

Area	2020/21					2020/21 Target Variance (+/-) £
	Original Budget £	Approved Budget £	Projected Outturn £	Projected Variance £	Variance to Original Budget £	
Enabling people	1,579,890	1,578,620	1,581,330	2,710	1,440	
Shaping place	3,469,700	3,264,320	3,237,330	(26,990)	(232,370)	
Developing prosperity	(1,184,180)	(717,480)	(771,510)	(54,030)	412,670	
A good council	6,329,590	6,376,700	6,197,770	(178,930)	(131,820)	
COVID-19	0	1,547,950	1,708,900	160,950	1,708,900	
<b>Net Cost of Services</b>	<b>10,195,000</b>	<b>12,050,110</b>	<b>11,953,820</b>	<b>(96,290)</b>	<b>1,758,820</b>	<b>0</b>
Chief Executive	460,810	301,450	157,980	(143,470)	(302,830)	3,000
Corporate Services	821,140	1,494,570	1,478,830	(15,740)	657,690	28,000
Finance and Procurement	1,822,010	1,859,090	1,884,790	25,700	62,780	14,000
Revenues, Benefits and Customer Services	809,580	726,720	678,090	(48,630)	(131,490)	16,000
Governance & Performance	1,796,060	1,850,510	1,867,580	17,070	71,520	15,000
Regulatory Services, Housing & Wellbeing	1,405,970	1,368,140	1,359,200	(8,940)	(46,770)	16,000
Economic Growth & Development Services	(41,750)	(93,920)	(158,910)	(64,990)	(117,160)	68,000
Operational Services	3,121,180	2,995,600	2,977,360	(18,240)	(143,820)	90,000
COVID-19	0	1,547,950	1,708,900	160,950	1,708,900	-
<b>Net Cost of Services</b>	<b>10,195,000</b>	<b>12,050,110</b>	<b>11,953,820</b>	<b>(96,290)</b>	<b>1,758,820</b>	<b>250,000</b>
Net Treasury Position	152,000	(157,000)	(157,000)	-		
Revenue Contributions to the Capital Programme	182,000	182,000	182,000	-		
<b>Net Operating Cost</b>	<b>10,529,000</b>	<b>12,075,110</b>	<b>11,978,820</b>	<b>(96,290)</b>		
Transfer (from) / to General Reserve	1,633,000	86,890	183,180	96,290		
Transfer (from) / to Earmarked Reserves	122,000	122,000	122,000	-		
<b>Net Revenue Expenditure</b>	<b>12,284,000</b>	<b>12,284,000</b>	<b>12,284,000</b>	<b>0</b>		
<b>Financed by:</b>						
Retained Business Rates	(3,020,000)	(3,020,000)	(3,020,000)	-		
Business Rates Cap	(85,000)	(85,000)	(85,000)	-		
Levy Account Surplus	(49,000)	(49,000)	(49,000)	-		
New Homes Bonus	(1,771,000)	(1,771,000)	(1,771,000)	-		
Business Rates Collection Fund (Surplus)/Deficit	(122,000)	(122,000)	(122,000)	-		
Council Tax Collection Fund (Surplus)/Deficit	(208,000)	(208,000)	(208,000)	-		
Council Tax	(7,029,000)	(7,029,000)	(7,029,000)	-		

## Reasons for the Outturn Budget Performance by Service Area

Projected Variance £		Expenditure		Income		COVID-19	
		One Off £	Recurring £	One Off £	Recurring £	Expenditure £	Income £
(143,470)	Chief Executive	(143,470)	-	-	-	-	(118,000)
(15,740)	Corporate Services	(15,740)	-	-	-	-	36,150
25,700	Finance and Procurement	25,700	-	-	-	-	-
(48,630)	Revenues, Benefits and Customer Services	(48,630)	-	-	-	-	(129,000)
17,070	Governance & Performance	17,070	-	-	-	-	-
(18,240)	Operational Services	12,450	-	(30,690)	-	(65,000)	(20,000)
(8,940)	Regulatory Services, Housing & Wellbeing	(8,940)	-	-	-	13,700	-
(64,990)	Economic Growth & Development Services	(64,990)	-	-	-	54,840	388,260
-	Net Treasury Position	-	-	-	-	-	-
160,950	COVID-19	-	-	-	-	-	-
<b>(£96,290)</b>	<b>Net Operating Cost</b>	<b>(£226,550)</b>	-	<b>(£30,690)</b>	-	<b>£3,540</b>	<b>£157,410</b>
-	Earmarked Reserves	-	-	-	-	-	-
<b>(£96,290)</b>	<b>Net Operating Cost</b>	<b>(£226,550)</b>	-	<b>(£30,690)</b>	-	<b>£3,540</b>	<b>£157,410</b>
-	Funding	-	-	-	-	-	-
<b>(£96,290)</b>	<b>Transfer (to)/from General Reserves</b>	<b>(£226,550)</b>	-	<b>(£30,690)</b>	-	<b>£3,540</b>	<b>£157,410</b>

## Chief Executive

Projected Variance £	Reason	Expenditure		Income	
		One Off £	Recurring £	One Off £	Recurring £
(4,470)	Underspends of mileage, transport, office expenses and courses	(4,470)	-	-	-
(139,000)	MTFS Bids - Budget from the former Director Posts	(139,000)	-	-	-
<b>(£143,470)</b>	<b>Total</b>	<b>(£143,470)</b>	-	-	-

## Corporate Services

Projected Variance £	Reason	Expenditure		Income	
		One Off £	Recurring £	One Off £	Recurring £
(8,300)	Reduction in Printing contract - to be reviewed next year	(8,300)	-	-	-
(23,230)	Vacant Communications Manager post (part year)	(23,230)	-	-	-
15,790	Increased spend on Property maintenance	15,790	-	-	-
(12,500)	Reduction on Equipment Repairs expenditure	(12,500)	-	-	-
(17,500)	Reduction Website Development expenditure	(17,500)	-	-	-
30,000	Earmarked Reserve Request to fund temporary post IT Engineer	30,000	-	-	-
<b>(£15,740)</b>	<b>Total</b>	<b>(£15,740)</b>	-	-	-

## Finance and Procurement

Projected Variance £	Reason	Expenditure		Income	
		One Off £	Recurring £	One Off £	Recurring £
31,540	Procurement Savings Target not achieved	31,540	-	-	-
(31,540)	Vacant Finance officer posts	(31,540)	-	-	-
30,000	Consultants for Income Generation Review	30,000	-	-	-
(4,300)	Underspends of mileage, transport, office expenses and courses	(4,300)	-	-	-
<b>£25,700</b>	<b>Total</b>	<b>£25,700</b>	-	-	-

## Revenues, Benefits and Customer Services

Projected Variance £	Reason	Expenditure		Income	
		One Off £	Recurring £	One Off £	Recurring £
(40,000)	Vacant Customer Services posts	(40,000)			
(8,630)	Underspends of mileage, transport, office expenses and courses	(8,630)			
<b>(£48,630)</b>	<b>Total</b>	<b>(£48,630)</b>	-	-	-

## Governance &amp; Performance

Projected Variance £	Reason	Expenditure		Income	
		One Off £	Recurring £	One Off £	Recurring £
23,000	MTFS Bid - Restructure of Governance Team	23,000			
12,750	Additional mailing for Electoral Registration	12,750			
(9,000)	Reduced Civic events and expenditure	(9,000)			
(3,750)	Vacant Governance Team posts	(3,750)			
(5,930)	Underspends of mileage, transport, office expenses and courses	(5,930)			
<b>£17,070</b>	<b>Total</b>	<b>£17,070</b>	-	-	-

## Operational Services

Projected Variance £	Reason	Expenditure		Income	
		One Off £	Recurring £	One Off £	Recurring £
(9,500)	Reduced property maintenance at the Garrick	(9,500)			
(30,690)	Additional external works income for Grounds Maintenance and Street Cleansing			(30,690)	
49,000	MTFS Bid - Restructure of Sports and Leisure	49,000			
(27,050)	Underspends of mileage, transport, office expenses and courses	(27,050)			
<b>(£18,240)</b>	<b>Total</b>	<b>£12,450</b>	-	<b>(£30,690)</b>	-

## Regulatory Services, Housing &amp; Wellbeing

Projected Variance £	Reason	Expenditure		Income	
		One Off £	Recurring £	One Off £	Recurring £
(8,940)	Underspends of mileage, transport, office expenses and courses	(8,940)			
<b>(£8,940)</b>	<b>Total</b>	<b>(£8,940)</b>	-	-	-

## Economic Growth &amp; Development Services

Projected Variance £	Reason	Expenditure		Income	
		One Off £	Recurring £	One Off £	Recurring £
(6,550)	Underspends of mileage, transport, office expenses and courses	(6,550)			
(14,460)	Vacant Spatial Planning officer post	(14,460)			
(28,570)	Economic Development Shared Service ceased	(28,570)			
(4,120)	Vacant Major Projects Officer post	(4,120)			
40,000	Earmarked reserve request for additional support in Development Management	40,000			
10,000	New Events budget – level lower than planned	10,000			
15,000	MTFS Bid - Developing the Visitor Economy	15,000			
(50,000)	New Coach park maintenance budget not required	(50,000)			
(3,690)	Minor underspend and realignment of spend	(3,690)			
(22,600)	Vacant Arboricultural officer post	(22,600)			
<b>(£64,990)</b>	<b>Total</b>	<b>(£64,990)</b>	-	-	-

## COVID-19 Projected Impact

Details	November	Comments
Support for Leisure Partner	£407,700	Current Projection
Housing and Homelessness Support	£80,580	
Additional Hardship / Discretionary Housing Payments	£0	Rent protection now extended therefore shown in What If scenarios
Additional costs of Waste Collection	£166,810	
ICT Support Costs for Remote Working	£109,890	Current support to end of December
Additional Personal Protective Equipment (PPE), Building Cleaning and Other Costs	£31,560	
Bank Charges for Grant Processing	£2,990	
Transport for food deliveries	£12,030	
Project costs	£29,720	Delays in some projects result in additional costs.
Other costs	£60,700	Potential costs for agency/casual/overtime for essential workers, savings and other
<b>Total additional Costs</b>	<b>£901,980</b>	
Reduced commercial rents, Investment Income and other Contributions	£206,150	
Reduced Sales, Fees and Charges	£1,707,380	Car Parking income is the highest risk.
<b>Total excluding What if Scenarios</b>	<b>£2,815,510</b>	

What if scenarios:	November
Projected reductions in Council Tax (LDC & Parishes 13%) are included (will impact in later years)	£192,900
Projected reductions in Business Rates (LDC 40%) are included (will impact in later years)	£738,000
Hardship / Housing Payments extend for 12 months	£226,000
Support for the Leisure Partner extends for 12 months	£643,550
<b>Total of all What if scenarios</b>	<b>£1,800,450</b>
<b>Total including What if Scenarios</b>	<b>£4,615,960</b>
Government Support in 2020/21 + Earmarked Reserve	(£1,301,160)
Income Guarantee Estimate	(£675,000)
<b>Total potential financial impact</b>	<b>£2,639,800</b>
<b>Impact in 2020/21</b>	<b>£1,708,900</b>
<b>Impact in later years</b>	<b>£930,900</b>

## Fees and Charges

Income Type	Annual	Actual	Year End
	Budget		Variance
	£000	£000	£000
Planning Applications	631	747	(40)
Car Parks	1,359	571	428
Garden Waste	1,574	1,686	0
Trade Waste	481	479	0
Land Charges	294	130	12
Building Control	915	785	(85)
Property Rental	666	518	36
<b>Total of Highest Value Fees &amp; Charges</b>	<b>5,921</b>	<b>4,916</b>	<b>351</b>
<b>Other Income</b>			
Licensing			
Leisure Centre			
VAT Claim			
Court Costs			
Recycling			
Grounds Maintenance			
Other			
<b>Total Income</b>			

Annual Trend					
2014/15	2015/16	2016/17	2017/18	2018/19	2019/20
Actual	Actual	Actual	Actual	Actual	Actual
£000	£000	£000	£000	£000	£000
771	629	1,030	824	797	744
1,746	1,748	1,986	2,078	2,198	2,105
0	0	0	231	1,495	1,478
338	390	407	415	443	469
183	297	312	279	286	253
454	507	557	547	553	896
644	681	687	729	839	744
<b>4,134</b>	<b>4,251</b>	<b>4,980</b>	<b>5,102</b>	<b>6,611</b>	<b>6,689</b>
217	185	236	224	241	245
1,782	1,819	1,879	1,629	183	0
0	0	0	0	1,103	0
252	233	218	198	214	222
14	347	439	463	331	283
162	161	168	195	217	264
1,839	1,139	1,319	1,124	1,057	1,063
<b>8,400</b>	<b>8,136</b>	<b>9,239</b>	<b>8,936</b>	<b>9,957</b>	<b>8,766</b>

## Capital Programme Performance in 2020/21

Project	Original Budget	Approved Budget	Actual to Date	Projected Actual	Variance
New Build Parish Office/Community Hub	92,000	92,000	0	0	(92,000)
Armitage with Handsacre storage container	6,000	6,000	0	0	(6,000)
Armitage War Memorial	120,000	120,000	0	0	(120,000)
Canopy and artificial grass at Armitage	0	3,000	0	0	(3,000)
Burntwood LC CHP Unit	0	223,000	159,125	223,000	0
King Edwards VI School	0	101,000	101,000	101,000	0
Friary Grange - Short Term Refurbishment	521,000	640,000	44,862	400,000	(240,000)
Replacement Leisure Centre	164,000	195,000	45,000	106,000	(89,000)
St. Stephen's School, Fradley	0	22,000	21,464	22,000	0
Beacon Park Pathway	0	30,000	0	30,000	0
Gym Equipment at Burntwood Parks	0	34,000	34,000	34,000	0
Disabled Facilities Grants	1,698,000	1,100,000	372,491	511,000	(589,000)
Home Repair Assistance Grants	15,000	36,000	3,365	10,000	(26,000)
Decent Homes Standard	172,000	147,000	0	0	(147,000)
Energy Insulation Programme	10,000	48,000	0	0	(48,000)
DCLG Monies	212,000	212,000	0	0	(212,000)
S106 Affordable Housing Monies	414,000	684,000	78,215	255,000	(429,000)
<b>Enabling People Total</b>	<b>3,424,000</b>	<b>3,693,000</b>	<b>859,521</b>	<b>1,692,000</b>	<b>(2,001,000)</b>
Darnford Park	13,000	13,000	7,520	18,000	5,000
Canal Towpath Improvements	0	36,000	0	0	(36,000)
Loan to Council Dev Co.	675,000	675,000	0	0	(675,000)
Lichfield St Johns Community Link	35,000	35,000	0	0	(35,000)
Staffordshire Countryside Explorer	44,000	44,000	0	0	(44,000)
Equity in Council Dev Co.	0	225,000	225,000	225,000	0
Bin Purchase	150,000	150,000	0	210,000	60,000
Dam Street Toilets	0	40,000	0	40,000	0
Vehicle Replacement Programme (Waste)	0	22,000	21,995	22,000	0
Vehicle Replacement Programme (Other)	56,000	43,000	19,030	66,000	23,000
Env. Improvements - Upper St John St	0	7,000	0	0	(7,000)
Stowe Pool Improvements	50,000	50,000	56,820	57,000	7,000
The Leomansley Area Improvement Project	0	3,000	0	0	(3,000)
Cannock Chase SAC	22,000	51,000	31,416	32,000	(19,000)
<b>Shaping Place Total</b>	<b>1,045,000</b>	<b>1,394,000</b>	<b>361,781</b>	<b>670,000</b>	<b>(724,000)</b>
Multi Storey Car Park Refurbishment	0	300,000	0	50,000	(250,000)
Coach Park	625,000	1,475,000	(5,428)	250,000	(1,225,000)
Birmingham Road Site - Short Term Works	0	222,000	223,130	222,000	0
Car Parks Variable Message Signing	0	32,000	0	0	(32,000)
Old Mining College: Refurbish access & signs	0	13,000	0	0	(13,000)
St. Chads Sculpture (Lichfield City Art Fund)	0	5,000	0	0	(5,000)
<b>Developing Prosperity Total</b>	<b>625,000</b>	<b>2,047,000</b>	<b>217,702</b>	<b>522,000</b>	<b>(1,525,000)</b>
Property Investment Strategy	11,500,000	0	0	0	0
Property Planned Maintenance	125,000	229,000	0	90,000	(139,000)
New Financial Information System	250,000	150,000	16,268	75,000	(75,000)
Depot Sinking Fund	11,000	0	0	0	0
Equipment Storage	0	100,000	0	100,000	0
ICT Infrastructure	55,000	154,000	28,013	154,000	0
ICT Cloud	100,000	0	0	0	0
ICT Hardware	202,000	4,000	0	0	(4,000)
ICT Innovation	250,000	280,000	51,513	95,000	(185,000)
District Council House Repair Programme	164,000	50,000	0	50,000	0
<b>Good Council Total</b>	<b>12,657,000</b>	<b>967,000</b>	<b>95,794</b>	<b>564,000</b>	<b>(403,000)</b>
<b>Approved Budget</b>	<b>17,751,000</b>	<b>8,101,000</b>	<b>1,534,798</b>	<b>3,448,000</b>	<b>(4,653,000)</b>

Funding Source	Original Budget	Approved Budget	Projected Actual	Variance
	Capital Receipts	1,402,000	1,256,000	522,000
Corporate Revenue	182,000	182,000	182,000	0
Borrowing Need - Borrowing and Finance Leases	11,664,000	195,000	106,000	(89,000)
Capital Grants and Contributions	3,287,000	3,584,000	1,223,000	(2,361,000)
Reserves, Existing Revenue Budgets and Sinking Funds	1,216,000	2,884,000	1,415,000	(1,469,000)
<b>Capital Programme Total</b>	<b>17,751,000</b>	<b>8,101,000</b>	<b>3,448,000</b>	<b>(4,653,000)</b>

### Investments in the 2020/21 Financial Year

The table below shows a breakdown of our investments at the 30 November 2020:

Counterparty	Principal	Matures	Days to Maturity	Rate	Credit Rating	Non-UK Organisation
<b>Money Market Funds</b>						
Invesco Aim	£4,000,000	01-Dec-20	Instant Access	0.01%	0	N/A
Legal & General Federated	£4,000,000	01-Dec-20	Instant Access	0.01%	0	N/A
Aberdeen	£3,145,000	01-Dec-20	Instant Access	0.01%	0	N/A
Aberdeen	£4,000,000	01-Dec-20	Instant Access	0.04%	0	N/A
<b>Strategic Funds</b>						
CCLA Property Fund	£2,000,000	N/A	N/A	3.63%	N/A	No
Ninety-One Diversified Income Fund	£2,000,000	N/A	N/A	3.49%	N/A	No
CCLA Diversified Income Fund	£2,000,000	N/A	N/A	3.26%	N/A	No
Kames Diversified Income Fund	£2,000,000	N/A	N/A	3.48%	N/A	No
<b>Fixed Term Investments</b>						
Surrey Heath Borough Council	£2,000,000	15-Dec-20	15	0.80%	LOCAL	
Monmouthshire Council	£2,000,000	28-Jun-21	210	0.25%	LOCAL	
Cheltenham Borough Council	£2,000,000	12-May-21	163	0.15%	LOCAL	
Highland Council	£2,000,000	17-May-21	168	0.13%	LOCAL	
Conwy County Borough Council	£2,000,000	30-Jun-21	212	0.15%	LOCAL	
Staffordshire Moorlands District Council	£2,000,000	18-Nov-21	353	0.25%	LOCAL	
Debt Management Office	£5,500,000	19-Jan-21	50	0.01%	UK Government	
Debt Management Office	£4,000,000	22-Feb-21	84	0.01%	UK Government	
<b>Call Accounts with Notice Period</b>						
Lloyds	£1,000,000	05-Mar-21	95	0.10%	A+	
HSBC	£999,500	31-Dec-20	31	0.20%	A+	
<b>Total Investments</b>	<b>£46,644,500</b>					

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# Medium Term Financial Strategy (Revenue and Capital) 2020-2025 (MTFS)



Report of the Cabinet Member for Finance, Procurement, Customer Services and Revenues & Benefits

Date: 9 February 2021  
 Agenda Item: Item 5  
 Contact Officer: Diane Tilley / Anthony Thomas  
 Tel Number: 01543 308001 / 01543 308012  
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 Key Decision? YES  
 Local Ward Full Council  
 Members

**Cabinet**

## 1. Executive Summary

### The Medium Term Financial Strategy (MTFS)

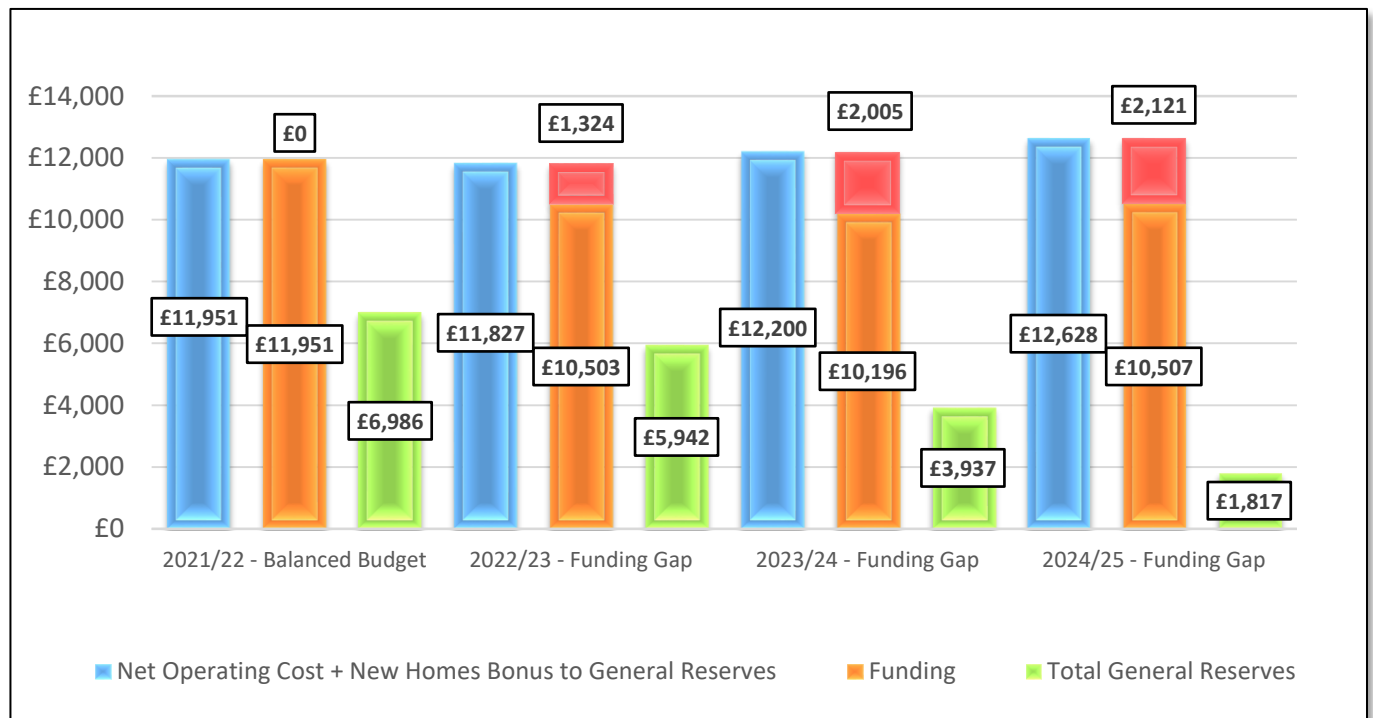
- 1.1 The ability to deliver the outcomes set out in the **Strategic Plan** is dependent on the resources available in the MTFS.
- 1.2 The MTFS is the overall budget framework and consists of the Revenue Budget, Capital Strategy and Capital Programme and General Reserves.
- 1.3 The timetable for consideration of the various elements of the MTFS is detailed in the table below:

Date	Meeting	Topics
Budget Consultation Takes Place	01/09/2020	Strategic (OS) Committee
	06/10/2020	Cabinet
	19/11/2020	Strategic (OS) Committee
	01/12/2020	Council Taxbase
	27/01/2021	Strategic (OS) Committee
03/02/2021	Audit and Member Standards Committee	To review the Treasury Management Strategy Statement
09/02/2021	Cabinet	To recommend the Medium Term Financial Strategy and Council Tax increase to Council
16/02/2021	Council	Approve the Medium Term Financial Strategy and set the Council Tax

- 1.4 **The inherently high level of uncertainty surrounding the Local Government Finance regime has been compounded by the COVID-19 pandemic and other potential Government policy changes such as devolution and the review of the Planning system.**
- 1.5 **This unprecedented level of uncertainty means that to ensure the financial sustainability of the Council, the approved budget principles must be rigorously applied in controlling any proposed budgetary growth.**
- 1.6 The Council has a statutory duty to set a balanced budget and to calculate the level of Council Tax for its area. The Chief Financial Officer (CFO) has a statutory duty to ensure the figures provided for estimating and financial planning are robust and will stand up to Audit scrutiny.
- 1.7 The Local Government Act 2003 places duties and requirements on the Authority on how it sets and monitors its budgets, including the CFO's report on the Robustness of the Budget and adequacy of Reserves and this report forms part of the MTFS.

## The Revenue Budget

- 1.8 The Revenue Budget (in £000) with a balanced budget in 2021/22 and Funding Gaps (shown in red in the graph below) in later years is shown in detail at **APPENDIX A** and in summary below:



- 1.9 The Original Budget approved by Council on 18 February 2020 approved a transfer to General Reserves of **£1,633,000** for 2020/21 (a planned transfer of **£462,000** plus **£1,171,000** of New Homes Bonus in excess of the Revenue Budget 'cap').
- 1.10 A Briefing Note related to financial performance in 2020/21 has been circulated to Members of the Committee and this shows a projected contribution to General Reserves of **£183,180** compared to the Approved Budget with a **£86,890** contribution to General Reserves.
- 1.11 The significant projected reduction from the Original Budget is as a direct consequence of the COVID-19 pandemic. The level of additional expenditure and income reduction is projected to exceed the Government support provided and therefore will need to be funded through the use of General Reserves.
- 1.12 The MTFs from 2021/22 onwards has been prepared in the context of unprecedented volatility and uncertainty and whilst estimates have been made on the potential impact, there remains significant uncertainty in 2020/21 and subsequent years.
- 1.13 The Council is legally required to balance the budget in the first year of 2021/22 and to set out its proposals to balance the further financial years. In 2021/22 a 'balanced budget' where income equals expenditure is recommended with a risk or recovery contingency budget included of **£1,141,380**.
- 1.14 In later years, it is assumed that the Fair Funding Review, Business Rates Reform and a new housing incentive scheme will be implemented from 2022/23. It is projected that District Councils including Lichfield DC will be detrimentally impacted by these changes through lower funding and therefore at this stage Funding Gaps are projected.
- 1.15 At the end of 2021/22, the Council is projected to have **£6,986,000** of total general reserves available (£5,386,000 after taking account of the Minimum Level of Reserves of £1,600,000) to assist with balancing the budget in future years, if needed.
- 1.16 General Reserves based current projections, are sufficient to balance the budget until 2024/25. However this is not a sustainable approach and the Council will need to make savings or achieve additional income to close the Funding Gap by 2024/25.

## The Capital Strategy and the Capital Programme

- 1.3 The Treasury Management Strategy Statement incorporates the Annual Investment Strategy and it covers the financing and investment strategy for the forthcoming financial year.
- 1.4 The purpose of this paper is, therefore, to review:
- The Capital Strategy and Capital Programme, outlined in **APPENDICES B & C**.
  - Minimum Revenue Provision Statement for 2021/22 (**APPENDIX D**).
  - Treasury Management Strategy Statement for 2021/22 (**APPENDIX E**).
  - Treasury Investments and their Limits (**APPENDIX E**).
  - The Investment Strategy Report for 2021/22 (**APPENDIX F**) as required under Statutory Guidance in January 2018.
  - The Capital and Treasury Prudential Indicators 2020-25 in the financial implications section.
- 1.5 All treasury activity will comply with relevant statute, guidance and accounting standards.

## The CFO's Report on the Robustness of the Budget and the Adequacy of Reserves

- 1.17 In accordance with the Local Government Act 2003 (Sections 25-27) and to comply with CIPFA Guidance on Local Authority Reserves and Balances, the CFO is required to formally report to Members on the robustness of the Budget and the adequacy of Reserves (**APPENDIX G**).

## Budget Consultation

- 1.18 The results of the Budget Consultation for 2021/22 are summarised in the consultation section and are shown in detail at **APPENDIX H**.

## 2. Recommendations

That Cabinet:

- 2.1 Delegate responsibility to the Cabinet Member for Finance, Procurement, Customer Services and Revenues & Benefits and the Head of Finance and Procurement to identify and implement alternative funding sources within the approved budget framework to enable the early repayment of the Burntwood Capital Investment of **£979,000** in the event planned sources are not available.
- That Cabinet recommend to Council for approval:
- 2.2 The 2021/22 Revenue Budget, including the Amount to be met from Government Grants and Local Taxpayers of **£11,951,000** and a proposed level of Council Tax (the District Council element) for 2021/22 of **£185.07** (an increase of **£5.00** or **2.78%**) for a Band D equivalent property.
- 2.3 The MTFS 2020-25 Revenue Budgets and 25 year Revenue Budget model set out in **APPENDIX A**.
- 2.4 The MTFS 2020-25 Capital Strategy including the 25 year capital investment model and the Capital Programme shown in **APPENDICES B & C**.
- 2.5 The Minimum Revenue Provision Statement for 2021/22, at **APPENDIX D**, which sets out the Council's policy of using the asset life method for making prudent provision for debt redemption.
- 2.6 Treasury Management Strategy Statement for 2021/22 including proposed limits shown at **APPENDIX E**. The only change being proposed is based on Arlingclose advice to remove the £21m overall investment limit for Money Market Funds to manage credit and liquidity risk.
- 2.7 The plan to undertake a further Strategic Fund investment up to **£2m**.
- 2.8 The Investment Strategy Report (**APPENDIX F**) including the proposed limits for 2021/22.
- 2.9 The Capital and Treasury Prudential Indicators for 2020-25 in the financial implications section.
- 2.10 The Authorised Limit Prudential Indicator shown within the financial implications section.
- 2.11 The CFO's report on the robustness of the Budget and adequacy of Reserves shown in **APPENDIX G** in compliance with the requirements and duties that the Local Government Act 2003 in relation to how the Authority sets and monitors its Budgets.

## 3. Background

### MTFS Budget Principles

- 3.1. To assist in preparing the Medium Term Financial Strategy, in common with a number of Councils, a set of principles were established to guide the preparation and management of the MTFS.
- 3.2. Council, on 15 October 2019, approved the budget principles identified below:
  - Council will consider the medium term outlook when setting the level of Council Tax to ensure that a sustainable budget position is maintained;
  - Council will prioritise funding for statutory and regulatory responsibilities to ensure these are delivered in a way that meets our legal requirements and customer needs;
  - Council will continue to seek continuous improvement to enable further savings, efficiencies and income gains and provide budgets that are appropriate to service needs;
  - Council will ensure that all growth in the staffing establishment will be fully understood through robust business cases in order to ensure our resources match service and customer needs. Growth will usually be allowed where costs are offset by external funding, savings or additional income.
  - Council will not add to other ongoing revenue budgets unless these are unavoidable costs or corresponding savings are identified elsewhere.
  - Council will use robust business cases to prioritise capital funding so that we have a sustainable Capital Programme that meets statutory responsibilities, benefits the Council's overall revenue budget position, and ensures that existing assets are properly maintained.
  - Council will maintain an overall level of revenue reserves that are appropriate for the overall level of risks that the organisation faces, in order to overcome any foreseeable financial impact.

## The Provisional Local Government Finance Settlement for 2021/22

- 3.3. The elements of the Provisional Finance Settlement for 2021/22 received on **17 December 2020**, relevant to this Council are:

### Core Spending Power (CSP)

- This is the Government's preferred measure of Local Government resources including the income from Council Tax, retained Business Rates (based on Government baselines and therefore excluding any retained growth) and grants such as New Homes Bonus.
- For Lichfield District Council, Core Spending Power from 2020/21 to 2021/22 is assumed to increase by **0%** compared to the average for Shire Districts of **1.2%** and for England of **4.5%** (mainly due to additional resources for Upper Tier Authorities).
- The **0%** assumes Council Tax will increase by the maximum allowed and this increase would offset reductions in funding from other sources such as New Homes Bonus.
- In its CSP figures, MHCLG has assumed that the tax base will increase in 2021-22 for each authority in line with their average tax base increase since 2016-17 which in the current circumstances is an optimistic assumption.

### Local Government Funding Reform

- No papers were published relating to the Fair Funding Review or the Business Rates Reset and the Minister would not confirm that the reforms will even take place next year.

### Business Rates

- Staffordshire and Stoke on Trent Business Rates Pool announced for 2021/22 subject to all authorities confirming participation following the provisional Settlement.
- No new discounts and reliefs have been announced in the settlement. Ministers have promised to consider "options for further COVID-19 related support ... [and] ... outline plans for 2021-22 reliefs in the New Year".
- Looking further into the future, the Government is undertaking a fundamental review of business rates. The Government will respond to the consultation in the spring, and this could result in changes in the operation of business rates and (potentially) to more radical reform.

### Council Tax Principles

- District Councils will be able to increase their Band D by the higher of **1.99%** or **£5**. A **£5** increase for Lichfield District Council equates to an increase of **2.78%**.
- Parish councils will continue to not be subject to the referendum limits. As in previous years, the government has indicated it will keep this approach under review for future years

### New Homes Bonus (NHB)

- A one year only allocation for 2021/22 which for Lichfield District Council is **£371,453** and the total payment including legacy payments for previous years is **£1,282,298**. This compares to the payment in 2020/21 of **£1,770,945**, and is a reduction of **£488,647 (28%)**.
- Once again, the government is making very clear that it wants to replace NHB, and replace it with something that is more "targeted". NHB will effectively end after 2022/23 (only one payment is due in 2022/23). Any replacement is unlikely to distribute as much funding as the NHB currently does, or to be distributed in the same way, but at least we should find out about the Government's intentions within a few months.
- Indications in the settlement were very vague "We will soon be inviting views on how we can reform the scheme from 2022/23 to ensure it is focussed where homes are needed most."

- There was also a suggestion from the Secretary of State that rewards would also be paid to those Councils with the most ambition. Forecasting the impact at authority level is almost impossible at this stage.

#### Negative Revenue Support Grant

- This has once again been abated for 2021/22.

#### Lower Tier Services Grant

- A new (one off) grant of £111m has been announced for 2021/22 and for Lichfield District Council this is **£151,399** and in part offsets reductions in New Homes Bonus.
- There are two elements to this grant with £90,146 allocated based on need and £61,253 allocated to ensure there is no reduction in Core Spending Power from 2020/21.

#### Tranche 5 of COVID-19 Support (not included in Core Spending Power)

- A further allocation of funding totalling £1.55bn was announced in the Spending Review for 2021/22 and Lichfield District Council's allocation is **£440,578**.

#### Local Council Tax Support Grant (not included in Core Spending Power)

- This is a new grant for 2021/22 of **£670m** and its purpose is to compensate authorities for the expected additional cost of Local Council Tax Support (LCTS) schemes in 2021/22.
- The Government is consulting on how to distribute the grant although the Council's indicative allocation announced on 18 December 2020 is **£126,451**.

#### Other Announcements (not included in Core Spending Power)

- **Sales, Fees and Charges (SFC) Scheme** - It was announced in SR20 that the SFC scheme would continue into the first quarter of 2021/22. The scheme will continue into 2021-22 unchanged. Many authorities had been wondering whether baseline would be reset, but the consultation document makes clear that 2020/21 budgeted income will remain the baseline against which income losses will be measured.
- **Council Tax and Business Rates Losses** – a scheme to fund 75% of irrecoverable losses in council tax and business rates was announced in SR20. This scheme will run in parallel to the requirement for billing authorities such as Lichfield District Council to spread the 2020/21 collection fund deficit over 3 years.

3.4. At present, no funding is assumed in 2020/21 from the National Leisure Recovery Fund due to this process being bid based or from the Council Tax and Business Rates losses scheme because guidance is still being developed. These two initiatives could provide significant additional resources that would reduce the impact on the Council's General Reserves in 2020/21 and in later years.

3.5. The Provisional Settlement is subject to the outcome of consultation and the Council responded to this on 12 January 2021.

3.6. The Settlement is in line with the assumptions used in the Draft MTFs presented to this Committee on 19 November 2020. Although it also included an additional New Homes Bonus payment for 2021/22 and some additional funding being provided to further mitigate the impact of COVID-19. This means that the level of uncertainty for 2021/22 remains as **High**.

3.7. However the financial benefits at this stage, only impact on 2021/22 with the majority of key income streams (Business Rates, Fair Funding and New Homes Bonus) currently being reviewed for implementation in 2022/23. Therefore the level of uncertainty or risk from **2022/23** remains as **High**.

## The Revenue Budget

3.8. The inflationary impact compared to the approved Medium Term Financial Strategy is shown below:

	2021/22	2022/23	2023/24	2024/25
	£000	£000	£000	£000
<b>Inflation Changes – assumes an element of pay freeze in 2021/22 and then 2% per annum</b>	(159)	(165)	(168)	(169)

3.9. The budget variations compared to the approved Medium Term Financial Strategy are shown below:

	2021/22	2022/23	2023/24	2024/25
	£000	£000	£000	£000
Savings from delay to coach park opening, budget realignment based on trend analysis and other changes	(163)	(170)	(149)	(198)
Events	20	20	20	20
COVID-19 – Ongoing Impact	289	647	294	187
COVID-19 – Risk or Recovery Contingency Budget	1,141	0	0	0
<u>MTFS Savings and Bids</u>				
Total growth bids (Strategic OS Committee 19/11/2020)	98	62	63	65
Total Funding Gap bids (Strategic OS Committee 19/11/2020)	(467)	(518)	(548)	(579)
Additional growth bids agreed by Cabinet for ICT/Property	85	87	89	90
<b>Total Budget Variations</b>	<b>1,003</b>	<b>128</b>	<b>(231)</b>	<b>(415)</b>

3.10. The funding changes compared to the approved Medium Term Financial Strategy are shown below:

	2021/22	2022/23	2023/24	2024/25
	£000	£000	£000	£000
Retained Business Rates – additional retained growth	(1,342)	(501)	(462)	(399)
Business Rates Cap – additional compensation grant	(110)	0	0	0
Council Tax – lower income	152	171	166	179
New Homes Bonus – allocation in 2021/22 and then no awards	(371)	0	300	200
Returned New Homes Bonus – grant returned in alternative ways	51	74	0	0
Lower Tier Services Grant – new grant	(151)	0	0	0
Local Council Tax Support Grant – new grant	(126)	0	0	0
Council Tax Collection Fund – projected deficit in 2020/21	73	100	100	35
<b>Funding Changes</b>	<b>(1,824)</b>	<b>(157)</b>	<b>104</b>	<b>15</b>

## Modelled Changes and their Impact on the Revenue Budget and the Funding Gap

3.11 A summary of the modelled changes to the Revenue Budget compared to the approved Medium Term Financial Strategy and their impact on the Revenue Budget Funding Gap are shown below:

	2021/22	2022/23	2023/24	2024/25
	£000	£000	£000	£000
<b>Approved MTFS Revenue Budget Funding Gap</b>	<b>982</b>	<b>1,519</b>	<b>2,300</b>	<b>2,692</b>
Inflation Changes	(159)	(165)	(168)	(169)
Budget Variations Inc. revenue implications of Capital and Treasury	1,003	128	(231)	(415)
Funding Changes	(1,824)	(157)	104	15
<b>Sub Total Modelled Changes</b>	<b>(982)</b>	<b>(194)</b>	<b>(295)</b>	<b>(570)</b>
<b>Recommended Central Scenario MTFS Revenue Budget Funding Gap</b>	<b>0</b>	<b>1,324</b>	<b>2,005</b>	<b>2,121</b>

3.12 The Recommended Revenue Budget using the Central Scenario is shown in detail at **APPENDIX A** and in summary below together with more optimistic and more pessimistic scenarios:

	2020/21		2021/22	2022/23	2023/24	2024/25
	Original Budget £000	Approved Budget £000	£000	£000	£000	£000
<b>LEVEL OF UNCERTAINTY / RISK</b>	<b>LOW</b>	<b>MEDIUM</b>	<b>HIGH</b>	<b>HIGH</b>	<b>HIGH</b>	<b>HIGH</b>
Enabling people	1,580	1,581	1,469	1,478	1,510	1,538
Shaping place	3,470	3,237	3,402	4,015	4,269	4,362
Developing prosperity	(1,184)	(772)	(621)	(557)	(442)	(371)
A good council	6,330	6,198	7,472	6,810	6,863	7,022
Corporate Expenditure	1,627	1,318	229	81	0	77
<b>Revenue Expenditure (including transfers to or from general reserves)</b>	<b>11,822</b>	<b>11,563</b>	<b>11,951</b>	<b>11,827</b>	<b>12,200</b>	<b>12,628</b>
Revenue Funding	(12,284)	(12,284)	(11,951)	(10,503)	(10,196)	(10,507)
<b>Central Scenario Funding Gap / (transfer to General Reserves)</b>	<b>(462)</b>	<b>(721)</b>	<b>0</b>	<b>1,324</b>	<b>2,005</b>	<b>2,121</b>

<b>More Optimistic scenario</b>	<b>(462)</b>	<b>(721)</b>	<b>(396)</b>	<b>465</b>	<b>805</b>	<b>868</b>
<b>More Pessimistic scenario</b>	<b>(462)</b>	<b>(721)</b>	<b>1,211</b>	<b>2,116</b>	<b>2,817</b>	<b>2,938</b>

	2020/21		2021/22	2022/23	2023/24	2024/25
	Original Budget £000	Approved Budget £000	£000	£000	£000	£000
<b>LEVEL OF UNCERTAINTY / RISK</b>	<b>LOW</b>	<b>MEDIUM</b>	<b>HIGH</b>	<b>HIGH</b>	<b>HIGH</b>	<b>HIGH</b>
Employees	13,435	13,518	13,916	14,260	14,710	15,136
Premises	1,135	1,144	1,124	1,163	1,202	1,245
Transport	1,647	1,645	1,653	1,663	1,668	1,683
Supplies and Services	6,115	5,815	5,278	5,964	6,231	6,337
Third Party Payments	555	655	664	679	689	705
Transfer Payments (benefits)	13,492	13,492	13,492	13,492	13,492	13,492
COVID-19 impacts	0	1,709	1,430	647	294	187
External Income (including benefit grants)	(26,184)	(26,024)	(25,654)	(25,952)	(26,069)	(26,204)
Corporate Expenditure	456	147	(363)	(369)	(17)	47
<b>Revenue Expenditure</b>	<b>10,651</b>	<b>12,101</b>	<b>11,540</b>	<b>11,547</b>	<b>12,200</b>	<b>12,628</b>
<b>Revenue Funding</b>	<b>(12,284)</b>	<b>(12,284)</b>	<b>(11,951)</b>	<b>(10,503)</b>	<b>(10,196)</b>	<b>(10,507)</b>
Transfer (from) general reserves COVID-19	0	(1,709)	0	0	0	0
New Homes Bonus to general reserves	1,171	1,171	411	280	0	0
<b>Central Scenario Funding Gap / (transfer to General Reserves)</b>	<b>(462)</b>	<b>(721)</b>	<b>0</b>	<b>1,324</b>	<b>2,005</b>	<b>2,121</b>

### Income Scenarios

3.13 The headline assumptions used in each of these three scenarios are detailed below:

#### Central Scenario

- **Council Tax** – lower annual property growth, a **30%** increase in working age Council Tax support in 2021/22 reducing to **10%** in 2024/25 and **£5** Band D Council Tax increases to 2023/24 followed by **1.99%** thereafter.
- **New Homes Bonus** – legacy payments paid until 2022/23 and no replacement scheme from 2023/24.
- **Business Rates** – negative Revenue Support Grant is abated in 2021/22 and then forms part of funding regime from 2022/23 with no transitional arrangements. Business Rate Growth is retained in full in 2021/22 and then an element is retained from 2022/23. The Council is part of the Business Rates Pool in 2021/22.



- **Sales, Fees and Charges** – a risk based (high **100%** impacted, medium **80%** impacted and low **60%** impacted) headline reduction of **7.5%** in 2021/22 reducing to **1%** in 2024/25.

Optimistic Scenario

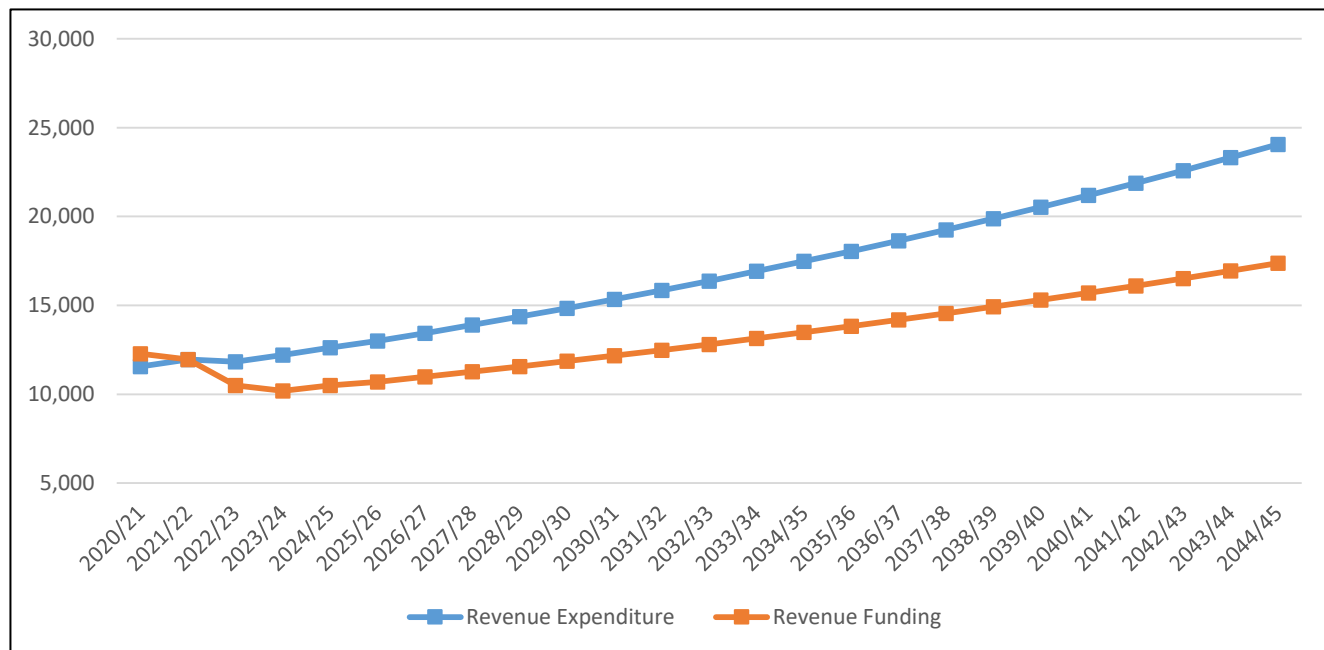
- **Council Tax** – lower annual property growth, a **30%** increase in working age Council Tax support in 2021/22 reducing to **0%** in 2024/25 and **£5** Band D Council Tax increases in all years.
- **New Homes Bonus** – legacy payments paid until 2022/23 and a replacement scheme from 2023/24 with an annually reducing income commencing at **(£300,000)**.
- **Business Rates** – negative Revenue Support Grant is abated in 2021/22 and then forms part of funding regime from 2022/23 with no transitional arrangements. Business Rate Growth is retained in full in 2021/22 and then a larger element is retained from 2022/23. The Council is part of the Business Rates Pool in 2021/22.
- **Sales, Fees and Charges** – a risk based (high **50%** impacted, medium **30%** impacted and low **10%** impacted) headline reduction of **1.5%** in 2021/22 reducing to **1%** in 2024/25.

Pessimistic Scenario

- **Council Tax** – lower annual property growth, a **100%** increase in working age Council Tax support in 2021/22 reducing to **10%** in 2024/25 and **1.99%** Band D Council Tax increases in all years.
- **New Homes Bonus** – legacy payments paid until 2022/23 and no replacement scheme from 2023/24.
- **Business Rates** – negative Revenue Support Grant is abated in 2021/22 and then forms part of funding regime from 2022/23 with no transitional arrangements. Minimal Business Rate Growth is retained from 2021/22. The Council is not part of the Business Rates Pool in 2021/22.
- **Sales, Fees and Charges** – a risk based (high **100%** impacted, medium **100%** impacted and low **60%** impacted) headline reduction of **10%** in 2021/22 reducing to **2.5%** in 2024/25.

**Longer Term Revenue Financial Planning**

3.14 The updated longer term revenue financial plan is shown in detail at **APPENDIX A** and in the chart below:



A direction of travel with different sustainable options for closing the projected funding gap needs to be identified and agreed. Once the outcome of the Spending Review 2021 and subsequent Local Government Settlement are known and the funding gap can be more accurately projected, the Council will then be able to quickly select the most appropriate options to address the financial position.

## The Capital Strategy

3.15 The Capital Strategy is shown at **APPENDIX B** and sets out the Council’s framework for managing the Capital Programme including:

- **Capital expenditure**, including the approval process, long-term financing strategy, asset management, maintenance requirements, planned disposals and funding restrictions.
- **Debt and borrowing and treasury management**, including projections for the level of borrowing, capital financing requirement and liability benchmark, provision for the repayment of debt, the authorised limit and operational boundary for the coming year and the authority’s approach to treasury management.
- **Commercial activities**, including due diligence processes, the authority’s risk appetite, proportionality in respect of overall resources, requirements for independent and expert advice and scrutiny arrangements.
- **Other long-term liabilities**, such as financial guarantees.
- **Knowledge and skills**, including a summary of that available to the authority and its link to the authority’s risk appetite.

3.16 The level of risk associated with the Capital Strategy has reduced following the removal of planned Investment in Property and its funding through borrowing. As the Council’s Chief Financial Officer, I have assessed the current overall risk as **Material (yellow)**.

## The Capital Programme

3.17 In total capital investment included in the service and financial planning capital bids and planned funding is summarised below:

	Assessed Score	2020/21 £000	2021/22 £000	2022/23 £000	2023/24 £000	2024/25 £000
Financial Information System	76		50			
Energy Insulation Programme	65					10
Disabled Facilities Grants	60		(308)	(44)	(44)	906
Home Repair Assistance Grants	57					15
Beacon Park Jogging Track	46	30				
Dam Street Public Conveniences Refurbishment	45	40				
Bin Replacement	43					150
Beacon Park Equipment Storage	42	100				
<b>Total Spend</b>		<b>170</b>	<b>(258)</b>	<b>(44)</b>	<b>(44)</b>	<b>1,081</b>

Usable Capital Receipts	(170)	308	44	44	
Existing Revenue Budgets					(150)
New Burdens – Financial Information System Grants		(50)			(931)
<b>Total Funding</b>	<b>(170)</b>	<b>258</b>	<b>44</b>	<b>44</b>	<b>(1,081)</b>
Shortfall in Funding & Borrowing Need	0	0	0	0	0

3.18 In addition to the bids above, the Council has been successful in an external funding bid for **£1,062,580** for Burntwood Leisure Centre. The investment must be delivered by 6 June 2021 and the expenditure and grant has also been included in the recommended Capital Programme.

3.19 The capital investment is based on an ‘invest to save’ approach that will result in energy savings at the leisure centre. These cost savings will be incorporated into the MTFs during 2021/22.

- 3.20 A number of projects contained in the Approved Capital Programme have revenue implications such as operating costs, the cost of debt repayment, revenue funding or savings.
- 3.21 Capital Bids submitted as part of the Service and Financial Planning process are also required to identify any ongoing revenue implications and where debt is to be utilised for funding, debt repayment costs are calculated.
- 3.22 The early repayment of capital investment at Burntwood Leisure Centre as an 'invest to save' project was identified in the Report to this Committee on 19 November 2020 although it was highlighted the funding to enable the option was still being finalised.
- 3.23 The funding of **£979,000** to enable this option to be implemented in 2020/21 has been identified. It is proposed and assumed in the MTFs that uncommitted capital receipts of **(£509,000)** and the uncommitted element of the Leisure VAT repayment earmarked reserve of **(£470,000)** are utilised to generate annual savings of **(£140,000)**.
- 3.24 In the event this funding is not available, then other alternative resources will be identified.
- 3.25 The Capital Programme revenue implications contained in the Approved Budget (at the 8 month's stage of 2020/21) and the revenue implications of Capital Bids are shown below:

Revenue Implications	2020/21 £000	2021/22 £000	2022/23 £000	2023/24 £000	2024/25 £000
Interest on Loan to the LA Company	0	(4)	(18)	(22)	(22)
Friary Grange - Refurbishment	50	135	135	135	135
Coach Park Operation Costs	0	0	0	50	50
IT Hardware	9	9	4	(38)	9
Replacement Leisure Centre Debt Costs	0	0	0	0	294
Revenue Budget - Bin Replacement	150	150	150	150	0
Revenue Budget - Other Projects	12	0	0	0	0
Revenue Budget - Corporate	182	0	0	213	0
<b>Sub Total - Approved Budget</b>	<b>403</b>	<b>290</b>	<b>271</b>	<b>488</b>	<b>466</b>
Burntwood LC early repayment of capital	979	(140)	(140)	(140)	(140)
Internal Funding (see below)	(979)	0	0	0	0
Financial Information System	0	(20)	(40)	(40)	(40)
Revenue Budget - Bin Replacement	0	0	0	0	150
<b>Sub Total - Service and Financial Planning</b>	<b>0</b>	<b>(160)</b>	<b>(180)</b>	<b>(180)</b>	<b>(30)</b>
<b>Capital Programme Total</b>	<b>403</b>	<b>130</b>	<b>91</b>	<b>308</b>	<b>436</b>

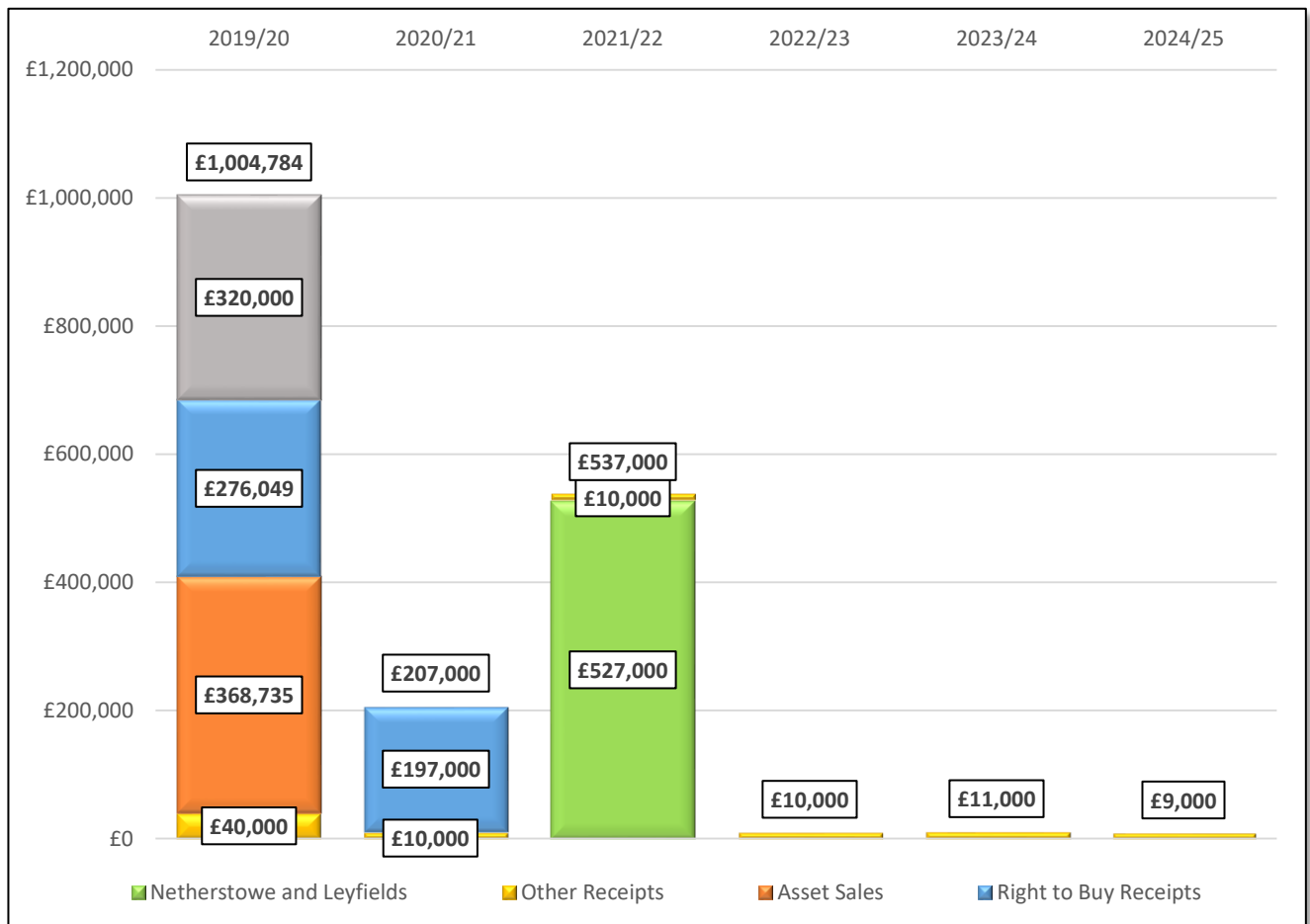
Leisure VAT repayment reserve	(470)
Uncommitted Capital Receipts	(509)
<b>Total</b>	<b>(979)</b>

- 3.26 The Capital Programme is summarised below and is shown in detail at **APPENDIX C**:

	2020/21		2021/22 £000	2022/23 £000	2023/24 £000	2024/25 £000
	Original Budget £000	Revised Budget £000				
<b>LEVEL OF UNCERTAINTY / RISK</b>	<b>LOW</b>	<b>MEDIUM</b>	<b>HIGH</b>	<b>HIGH</b>	<b>HIGH</b>	<b>HIGH</b>
Enabling people	3,424	2,223	3,375	3,684	3,576	1,315
Shaping place	1,045	670	1,102	3,674	270	293
Developing prosperity	625	522	935	557	43	0
A good Council	12,657	564	1,118	515	389	0
<b>Capital Expenditure</b>	<b>17,751</b>	<b>3,979</b>	<b>6,530</b>	<b>8,430</b>	<b>4,278</b>	<b>1,608</b>
Capital Funding	6,087	3,873	6,252	6,081	2,018	1,608
Borrowing Need	11,664	106	278	2,349	2,260	0

Usable Capital Receipts	(1,394)	(1,652)	(888)	(294)	(86)	(95)
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3.27 The projected Capital Receipts included in the Medium Term Financial Strategy are shown below:



### Treasury Management

3.28 CIPFA has defined Treasury Management as :

*“the management of the organisation’s investments and cash flows, its banking, money market and capital market transactions; the effective control of the risks associated with those activities; and the pursuit of optimum performance consistent with those risks.”*

3.29 The Council is responsible for its treasury decisions and activity. No treasury management activity is without risk. The successful identification, monitoring and control of risk are an important and integral element of its treasury management activities. The main risks to the Council’s treasury activities are:

- Liquidity Risk (Inadequate cash resources)
- Market or Interest Rate Risk (Fluctuations in interest rate levels)
- Inflation Risk (Exposure to inflation)
- Credit and Counterparty Risk (Security of Investments)
- Refinancing Risk (Impact of debt maturing in future years)
- Legal and Regulatory Risk

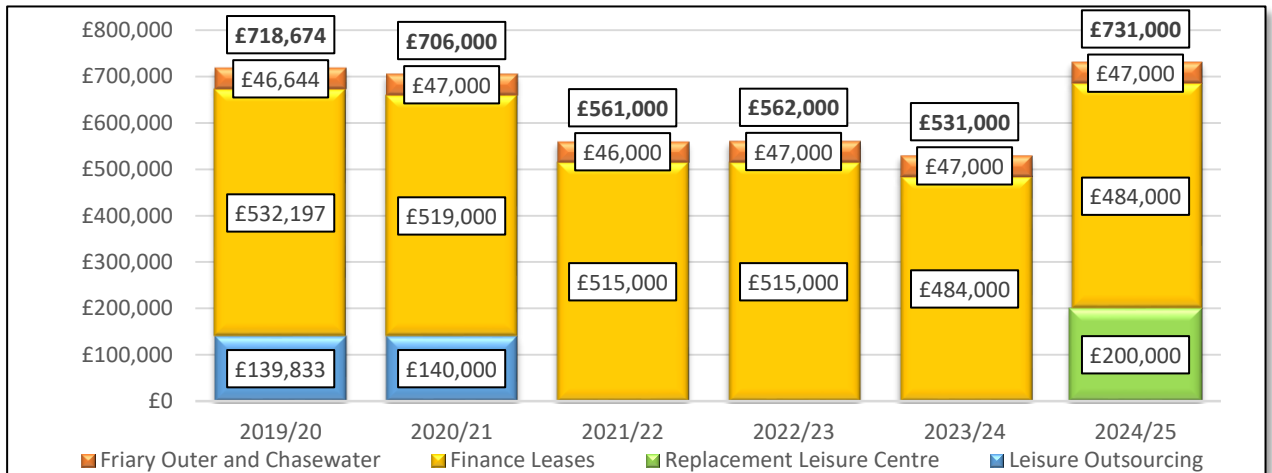
3.30 The Strategy also takes into account the impact of the Council’s Revenue Budget and Capital Programme on the Balance Sheet position, the current and projected Treasury position, the Prudential Indicators and the outlook for interest rates.

### 3.31 International Financial Reporting Standard 16 (Leases)

- The new Standard has been further delayed for implementation until **1 April 2022**. This Standard will require more arrangements, where there is a right to use an asset, to be included on the Council’s Balance Sheet. The level of non-current assets is likely to increase and these will be matched by a liability to reflect the lease payments to be made.

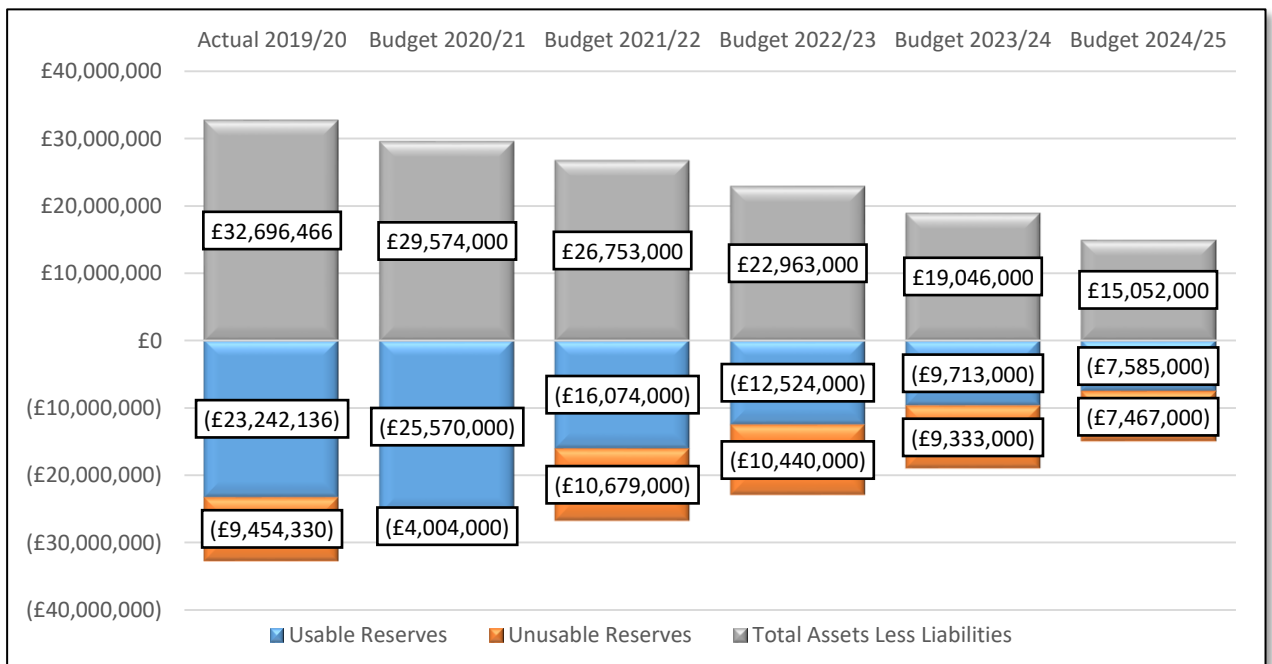
### 3.32 Minimum Revenue Provision Statement 2021/22

- The Council is required to make prudent provision for debt redemption (known as Minimum Revenue Provision (MRP)) and each year the Council must approve its MRP statement and this will include an allowance for finance leases that appear on the Council's Balance Sheet.
- The MTFS proposes the early repayment of the MRP in 2020/21 related to the capital investment at Burntwood Leisure Centre undertaken as part of the leisure outsourcing. This proposal would result in annual savings of (£140,000) from 2021/22.
- As in previous years, the Council proposes to base its MRP on the estimated life of the asset (**APPENDIX D**). The estimated MRP chargeable during the MTFS is shown below:



### 3.33 Balance Sheet Projections

- Integrated Revenue Budgets and a Capital Programme budgets are prepared. These budgets together with the actual Balance Sheet from the previous financial year are used to prepare Balance Sheet projections.
- These Balance Sheet projections (**APPENDIX E**) are significant in assessing the Council's Treasury Management Position in terms of borrowing requirement, investment levels and the Investment Strategy.
- The projected changes in the Balance Sheet over the Strategy period 2020/21 to 2024/25 are summarised below:



Total Assets less Liabilities (a reduction of £14,522,000):

1. **Non-Current Assets** – Non Current Assets will increase mainly due to the replacement waste fleet and the capital provision for a replacement Leisure Centre
2. **Borrowing and Leasing** – the capital investment in Non-Current Assets will partly be financed through an increase in external debt (borrowing and leases).
3. **Investments** – the levels are projected to reduce due to the financing of the Capital Programme from earmarked reserves, grants and contributions and the potential use of general reserves throughout the MTFs to ensure a balanced budget.
4. **Long term liability for pensions** – this value is projected to increase in line with previous trends.

Unusable Reserves (an increase of £3,463,000):

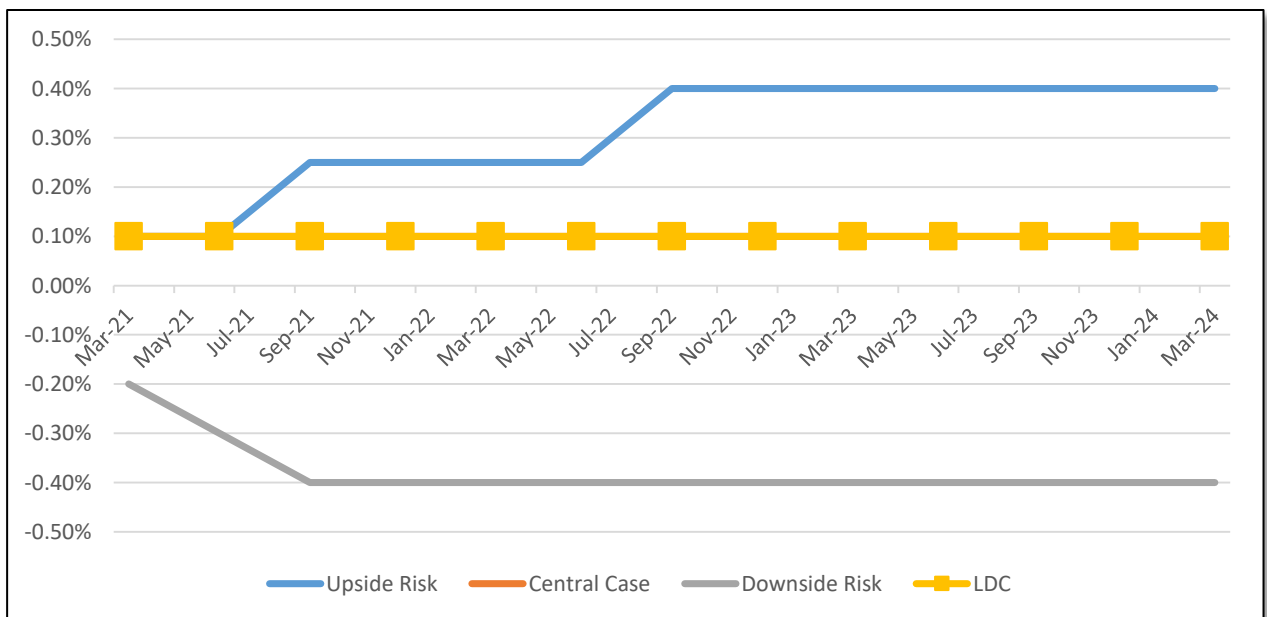
5. **Pensions Reserve** – the negative value of this statutory reserve will increase to offset projected increases in the long term liability for pensions.
6. **Collection Fund** – the projected large deficit on Council Tax and Business Rate collection as a result of COVID-19 in 2020/21 will be transferred to the revenue budget over the subsequent three years in line with regulatory requirements.

Usable Reserves (a reduction of £17,985,000):

7. **Earmarked Reserves** – these will reduce as they are used to fund both revenue expenditure and the Capital Programme. Additionally, the Section 31 grants received in 2020/21 to offset the Collection Fund deficit will be transferred into the Business Rates Volatility Reserve. This reserve will reduce as it is transferred to the revenue budget to offset the deficit from 2021/22 to 2023/24.
8. **General Reserve** – there will be a projected reduction to reflect the potential use of general reserves throughout the MTFs to ensure a balanced budget.

3.34 **Treasury Management Advice and the Expected Movement in Interest Rates**

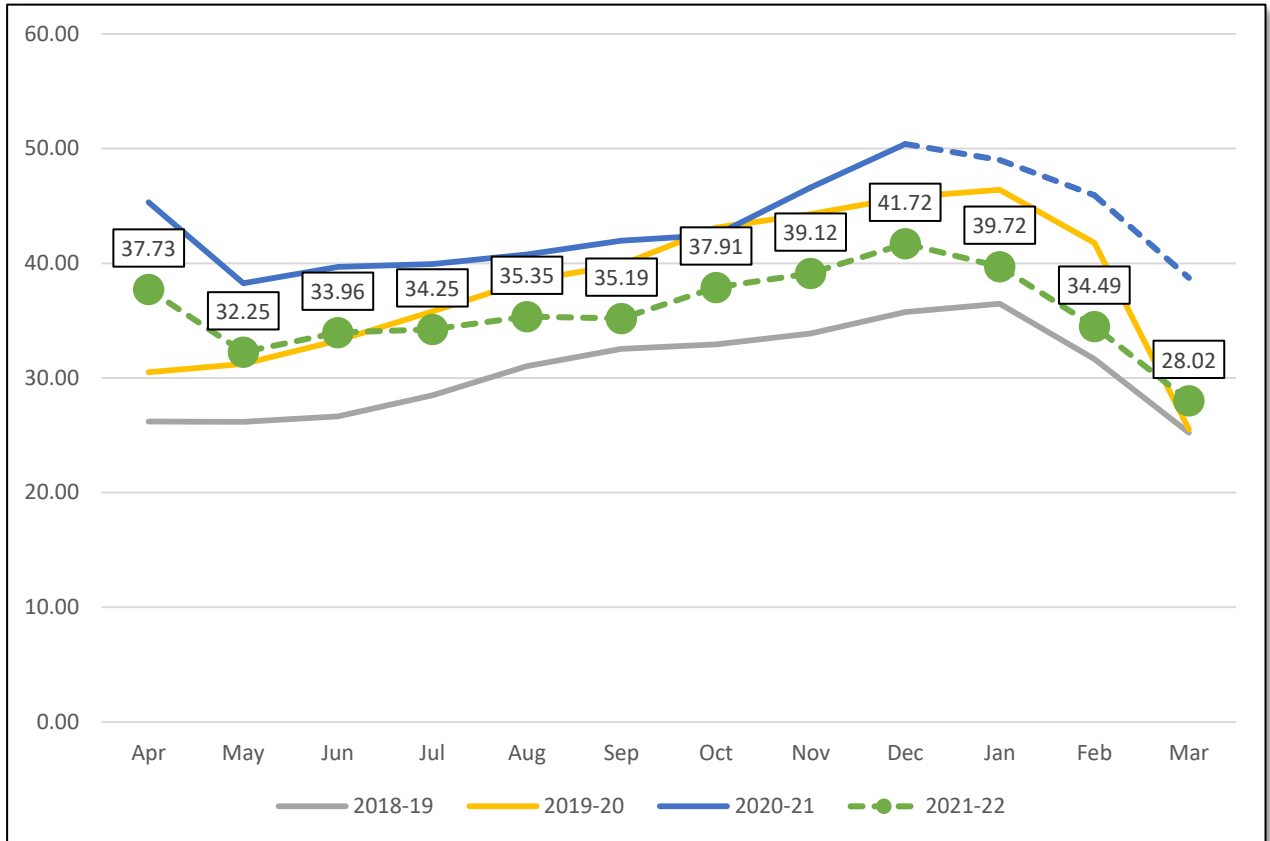
- The Official Bank Rate outlook provided by the Council’s Treasury Advisor, together with the Council’s assumption (also the central case) where interest rates remain at the current level of **0.10%**, is shown below:



- The Council assumptions have been used as the basis for preparation of the investment income and borrowing budgets for 2021/22 and future years.

### 3.35 Cash Flow Forecast

- Treasury Management includes the management of the Council’s cash flows as a key responsibility. The cash flow forecast takes account of the income the Council receives including Housing Benefits Grant, Council Tax and Business Rate income and expenditure such as payments to precepting bodies, employee costs and Housing Benefit Payments.
- The graph below shows average investment levels throughout the financial year with a significant reduction in February and March due to minimal Council Tax income being received.



- The planned monthly cash flow forecast for the 2021/22 financial year has been used to calculate the investment income budget. The key components of this calculation are the average level of investment balances and the rate or yield achieved.
- The Treasury Management estimates for 2021/22 for both investment income and borrowing are shown in the table below:

Treasury Management	2021/22	
	Original Budget	
	Investment Income	Borrowing
Average Balance	£35.81m	£2.13m
Average Rate	0.96%	2.18%

Gross Investment Income	(£350,000)	
Property Fund Transfer to Reserves	£30,000	
DIF Transfer to Reserves	£40,000	
External Interest		£48,000
Internal Interest		£4,000
Minimum Revenue Provision (less Finance Leases)		£46,000
<b>Net Treasury Position</b>	<b>(£280,000)</b>	<b>£98,000</b>
	<b>(£182,000)</b>	

- The gross investment income been estimated as **(£350,000)** and this equates to **3%** of The Council’s total funding of **(£11,951,000)** in 2021/22.

### 3.21 Treasury Management Strategy Statement (TMSS) and the Annual Investment Strategy

- The Treasury Investments and their limits are shown in detail at **APPENDIX E**. The only change proposed for 2021/22 compared to those approved for 2020/21 is based on Arlingclose advice to no longer set an overall limit for Money Market Funds (currently the Approved level is 50% of projected investments being £21m). The use of MMFs is a key tool to manage credit and liquidity risks in the current economic climate whereas diversification into other sectors may increase risk.
- The approved TMSS includes a Prudential Indicator for investments for periods longer than a year of **£10m**. At present, the Council has **£8m** (cash value) invested in Strategic Funds. Therefore in line with the TMSS, the plan is to undertake a further investment of **£2m** following advice from Arlingclose.

### 3.22 Investment Strategy Report for 2021/22

- The investment strategy that is shown at **APPENDIX F** meets the requirements of statutory guidance issued by the government in January 2018. It focuses on how the Authority invests its money to support local public services and earns investment income from any commercial investments.

## Opinion of CFO on the Adequacy of Reserves and the Robustness of the Estimates

3.36 The Chartered Institute of Finance and Accountancy (CIPFA) provided the first release of its Financial Resilience Index on 16 December 2019 (Lichfield DC's information compared to all District Councils and Nearest Neighbours is shown at **APPENDIX G**). The index showed this Council's position on a range of measures associated with financial risk.

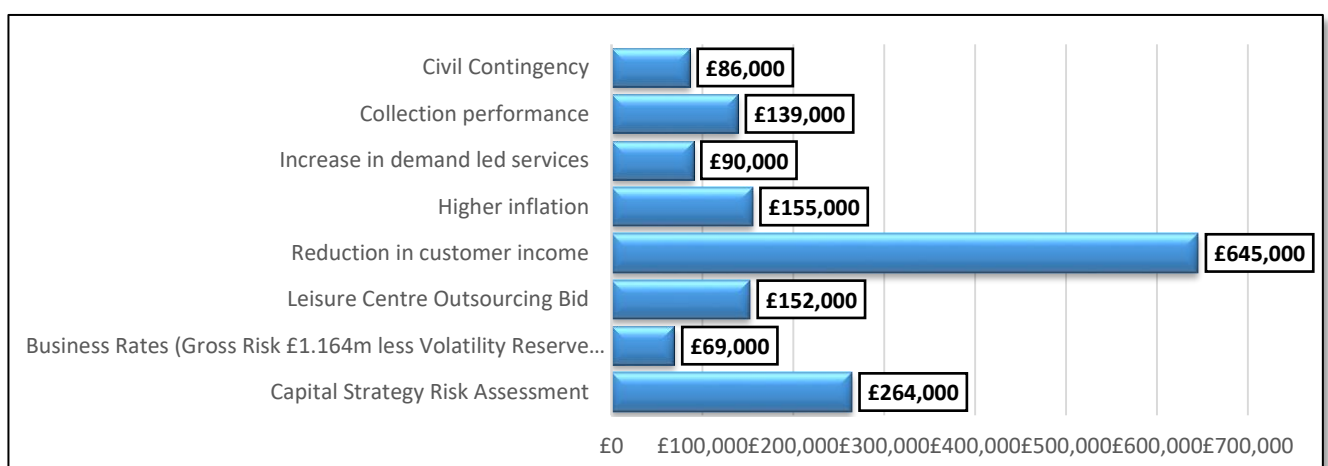
3.37 The Resilience Index for 2020 has been delayed due to incomplete provisional data and is scheduled for release in early February 2021 subject to MHCLG data release timetables and CIPFA's own internal assurance.

3.38 However given the Resilience Index is currently based on backward looking measures rather than the future financial challenges identified in forward looking Medium Term Financial Strategies, it will not take into account the significant and ongoing impact of the COVID-19 pandemic but will provide a baseline for future comparison.

3.39 The Resilience Index published in 2019 identified that in the majority of the measures selected, including those related to the level and change in reserves, this Council was at the lower end of the risk spectrum compared to all other District Councils and Nearest Neighbour Authorities. This has meant that the added financial resilience and sustainability concerns presented by COVID-19 whilst being challenging, has not been a significant risk at this stage for this Council.

3.40 It remains prudent for the Council to maintain an adequate 'working balance' or Minimum Level that is part of its general reserves. A risk assessment approach in line with Best Practice is used to determine the required Minimum Level and the level of general and earmarked reserves.

3.41 The main elements of the risk assessment are shown in detail at **APPENDIX D** and below:





- 3.42 The Chief Finance Officer (CFO) has been involved throughout the entire budget process, including revising the MTFs, input to the drafting of the budget, the ongoing financial monitoring and reporting process, evaluation of investments and savings, engagement with Members of the Cabinet and Overview and Scrutiny Committees, advising colleagues, the strategic choices activities, challenge and evaluation activities, and scrutiny of the budget.
- 3.43 I am of the opinion that for a Council of this size and with our recent record of prudent spending, effective Risk Management, robust budgeting and effective Budget monitoring and control, a General Minimum Reserve level of **£1,600,000** remains adequate.
- 3.44 It is important to note that whilst the level for 2021/22 is the same as 2020/21, there have been changes to specific risks. In addition, several risks such as Business Rates have specific earmarked reserves and specific budget risk based reductions related to income streams including sales, fees and charges have been incorporated within the MTFs.

### Projected General Reserves

- 3.45 The total projected level of general reserves are shown below using the central scenario together with projections using more optimistic and pessimistic scenarios:

	2020/21		2021/22	2022/23	2023/24	2024/25
	Original Budget £000	Revised Budget £000	£000	£000	£000	£000
<b>LEVEL OF UNCERTAINTY / RISK</b>	<b>LOW</b>	<b>MEDIUM</b>	<b>HIGH</b>	<b>HIGH</b>	<b>HIGH</b>	<b>HIGH</b>
<b>Available General Reserves Year Start</b>	<b>4,792</b>	<b>4,792</b>	<b>4,975</b>	<b>5,386</b>	<b>4,342</b>	<b>2,338</b>
(Funding Gap) / transfer to General Reserves	462	721	0	(1,324)	(2,005)	(2,121)
COVID-19 Revenue Budget Impact		(1,709)				
New Homes Bonus in excess of the 'Cap'	1,171	1,171	411	280	0	0
<b>Available General Reserves Year End</b>	<b>6,425</b>	<b>4,975</b>	<b>5,386</b>	<b>4,342</b>	<b>2,338</b>	<b>217</b>
Minimum Level	1,600	1,600	1,600	1,600	1,600	1,600
<b>Central Scenario Total General Reserves</b>	<b>8,025</b>	<b>6,575</b>	<b>6,986</b>	<b>5,942</b>	<b>3,938</b>	<b>1,817</b>
<b>More Optimistic scenario</b>	<b>8,025</b>	<b>6,575</b>	<b>7,382</b>	<b>7,197</b>	<b>6,392</b>	<b>5,524</b>
<b>More Pessimistic scenario</b>	<b>8,025</b>	<b>6,575</b>	<b>5,775</b>	<b>3,939</b>	<b>1,122</b>	<b>(1,816)</b>

- 3.46 There is currently an unprecedented level of uncertainty in relation to Local Government Finance with a number of planned reforms. This unprecedented uncertainty has been amplified by the COVID-19 pandemic that will likely have an ongoing and long term impact on revenue budgets.
- 3.47 Financial planning in these circumstances with any degree of certainty is incredibly difficult especially when it is not clear when or if any of the planned reforms will be implemented.
- 3.48 However the scenarios in this report provide an indication of the impact on the MTFs from the use of different assumptions. The three scenarios utilised all currently project a funding gap in 2022/23 that continues to increase by 2024/25. The projected funding gaps are principally due to:
- The projected impact of the Fair Funding Review and the review of Business Rate Baselines where resources are likely to be redistributed from District Councils to Upper Tier authorities. These reviews reflect the need for additional funding to address the increasing demographic demands in adult social care and children's services.
  - The additional costs related to delivering existing services such as inflation, pension costs, an increasing population and more properties.
  - The desire to deliver new or enhanced often discretionary services such as a replacement leisure centre.

- 3.49 A replacement leisure centre of **£5,000,000** funded by borrowing has been included in the Approved MTFS. The estimated cost of borrowing of **£294,000** impacting from 2024/25 onwards for a budgeted period of 25 years has also been included in the Approved Revenue Budget.
- 3.50 This borrowing will be a long term financial commitment for the Council. Therefore given the range of financial projections at this time of unprecedented uncertainty, Council will need to be aware that to enter into long term commitments of this nature carry a very high risk that a balanced budget cannot be achieved or maintained.
- 3.51 It is very important therefore to highlight that to mitigate the risk of a statutory notice, focused on the inability to deliver a balanced budget, a robust and deliverable savings plan will need to be agreed together with a commitment to its delivery before any financial commitment can take place.

## Alternative Options

In the main, the options are focused on the level of resource allocated to Strategic Priorities and the level of Council Tax increase.

## Consultation

Strategic (Overview and Scrutiny) Committee at its meeting on 27 January 2021 scrutinised the MTFS 2020-2025 and the Chair will provide feedback to Cabinet as appropriate.

Audit and Member Standards Committee reviewed the Treasury Management Strategy Statement at its meeting on 3 February 2021 and the Chair will provide feedback to Cabinet as appropriate.

The Council undertook a Budget Consultation exercise between 22 October 2020 and 31 December 2020.

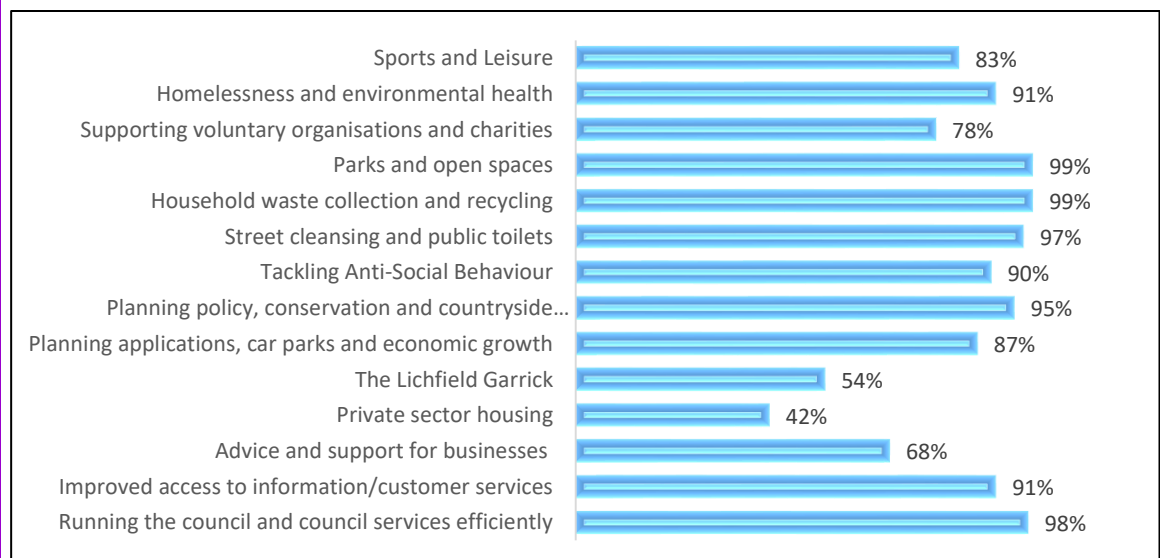
The questionnaire was accessible on-line through the Council's website and promoted through the media and social media. The budget consultation was also promoted in the printed LDC news magazine distributed to 44,000 homes in November 2020 and through a newly launched e-news that was sent to 6,000 subscribers.

The results of the Budget Consultation are included at **APPENDIX H** and the key areas are summarised in the paragraphs below.

### Service Areas and their level of Importance

The budget consultation invited respondents to consider a wide range of service areas that fit under strategic priorities. The areas that were highlighted as most important were Parks and Open Spaces, Household Waste Collection and Recycling and Running the Council and its services efficiently.

Also in the top five areas of importance were Street Cleansing and Planning Policy.



### Spending Priorities and Council Tax

There was a general feeling from respondents to the survey that spending should be maintained rather than increased across the majority of service areas. Only in two areas were the majority of respondents in favour of reducing spending – the Lichfield Garrick and Private Sector Housing.

### Fees and income

The largest proportion of respondents (**68%**) felt that either Lichfield District Council's approach to fees was currently about right or that no additional fees should be introduced. Only **32%** felt that there was scope for increases and put forward alternative suggestions for sources of income generation which ranged from commercial sponsorship, increased for more regular fines, large-scale events or ideas for reductions in spending.

### Council Tax

The majority of respondents (**86%**) indicated that an increase in Council Tax would be acceptable with **63%** of the total expressing that an increase of 2% or £5 would be acceptable to them.

Financial Implications	The financial implications are shown in the background section of the report and the Appendices.
Contribution to the Delivery of the Strategic Plan	The report directly links to overall performance and especially the delivery of the Strategic Plan.
Equality, Diversity and Human Rights Implications	These areas are addressed as part of the specific areas of activity prior to being included in the Strategic Plan.
Crime & Safety Issues	These areas are addressed as part of the specific areas of activity prior to being included in the Strategic Plan.
Environmental Impact	These areas are addressed as part of the specific areas of activity prior to being included in Lichfield District Council's Strategic Plan.
GDPR/Privacy Impact Assessment	There are no specific implications related to the Medium Term Financial Strategy

	Risk Description	How We Manage It	Severity of Risk
<b>Strategic Risk SR1 - Non achievement of the Council's key priorities contained in the Strategic Plan due to the availability of finance.</b>			
A	Council Tax is not set by the Statutory Date of <b>11 March 2021</b> .	Full Council set with reference to when major preceptors and Parishes have approved their Council Tax Requirements.	Likelihood : Green Impact : Red Severity of Risk : Yellow
B	Implementation of the Check, Challenge and Appeal Business Rates Appeals and more frequent revaluations	To closely monitor the level of appeals. An allowance for appeals has been included in the Business Rate Estimates.	Likelihood : Yellow Impact : Yellow Severity of Risk : Yellow
C	The review of the New Homes Bonus regime	Not all of the projected New Homes Bonus is included as core funding in the Base Budget. In 2021/22 £500,000 is included and in 2022/23 £400,000 is included. At this stage, no income is assumed from 2023/24 onwards.	Likelihood : Red Impact : Yellow Severity of Risk : Yellow

	Risk Description	How We Manage It	Severity of Risk
D	The increased Localisation of Business Rates and the Fair Funding Review in 2022/2023	To assess the implications of proposed changes and respond to consultations to attempt to influence the policy direction in the Council's favour.	Likelihood : Red Impact : Red Severity of Risk : Red
E	The affordability and risk associated with the Capital Strategy	An estates management team has been recruited to provide professional expertise and advice in relation to property and to continue to take a prudent approach to budgeting.	Likelihood : Yellow Impact : Yellow Severity of Risk : Yellow
F	The public sector pay freeze in 2021/22 is not applicable to Local Government.	The current MTFS assumes that the pay freeze for those earning more than £24,000 per annum is applicable to Local Government. If this does not prove to be the case, an element of the risk/recovery budget can be utilised to fund the increase in 2021/22 and projections for later years will be updated in the MTFS.	Likelihood : Yellow Impact : Yellow Severity of Risk : Yellow
<b>Strategic Risk SR3: Capacity and capability to deliver / adapt the new strategic plan to emerging landscape.</b>			
G	The financial impact of COVID-19 is not fully reimbursed by Government and exceeds the reserves available resulting in a Section 114 notice	The use of general and earmarked reserves to fund any shortfall	Likelihood : Green Impact : Red Severity of Risk : Yellow
H	The Council cannot achieve its approved Delivery Plan for 2021/22	There will need to be consideration of additional resourcing and/or reprioritisation to reflect the ongoing impact of the pandemic.	Likelihood : Yellow Impact : Yellow Severity of Risk : Yellow
I	The resources available in the medium to longer term to deliver the Strategic Plan are diminished	The MTFS will be updated through the normal review and approval process	Likelihood : Yellow Impact : Yellow Severity of Risk : Yellow
J	Government and Regulatory Bodies introduce significant changes to the operating environment	To review all proposed policy changes and respond to all consultations to influence outcomes in the Council's favour	Likelihood : Yellow Impact : Yellow Severity of Risk : Yellow

## Background documents

- CIPFA Code of Practice for Treasury Management in the Public Services.
- The Prudential Code for Capital Finance in Local Authorities.
- Money Matters: Medium Term Financial Strategy (Revenue and Capital) 2019-24 – Cabinet 11 February 2020.
- Money Matters: Medium Term Financial Strategy (Revenue and Capital) 2019-24 – Council 18 February 2020.
- Money Matters: 2019/20 Review of Financial Performance against the Financial Strategy – Cabinet 2 June 2020.
- The Medium Term Financial Strategy and the projected financial impact of the COVID-19 Pandemic – Cabinet 7 July 2020.
- Money Matters: 2020/21 Review of Financial Performance against the Financial Strategy – Cabinet 8 September 2020.
- Medium Term Financial Strategy 2020-25 – Cabinet 6 October 2020.
- Money Matters: 2020/21 Review of Financial Performance against the Financial Strategy – Cabinet 1 December 2020.
- Money Matters: Calculation of Business Rates in 2021/22, Council Tax Base for 2021/22 and the Projected Collection Fund Surplus / Deficit for 2020/21 - Cabinet 1 December 2020.
- Service and Financial Planning Submissions.

## Relevant web links

## Recommended Revenue Budget 2020/21 to 2024/25 (£000)

	2020/21 Original Budget	2020/21 Revised Budget	2021/22	2022/23	2023/24	2024/25
<b>LEVEL OF UNCERTAINTY / RISK</b>	<b>LOW</b>	<b>MEDIUM</b>	<b>HIGH</b>	<b>HIGH</b>	<b>HIGH</b>	<b>HIGH</b>
Developing prosperity	(1,184)	(772)	(733)	(657)	(530)	(452)
A good council	6,330	6,198	6,335	6,433	6,674	6,946
Enabling people	1,580	1,581	1,469	1,478	1,510	1,538
Shaping place	3,470	3,237	3,402	4,015	4,269	4,362
COVID-19 – Response and Ongoing Impact	0	1,709	289	647	294	187
COVID-19 – Risk or Recovery Contingency Budget	0	0	1,141	0	0	0
<b>Net Cost of Services</b>	<b>10,195</b>	<b>11,954</b>	<b>11,903</b>	<b>11,916</b>	<b>12,217</b>	<b>12,581</b>
Corporate expenditure	456	147	(363)	(369)	(17)	47
<b>Net Operating Cost</b>	<b>10,651</b>	<b>12,101</b>	<b>11,540</b>	<b>11,547</b>	<b>12,200</b>	<b>12,628</b>
Retained Business Rates Baseline Funding	(2,117)	(2,117)	(2,117)	(1,710)	(1,710)	(1,710)
Retained Business Rates Growth Allowance	(903)	(903)	(1,005)	(627)	(623)	(573)
Business Rates Cap Grant	(85)	(85)	(110)	0	0	0
Lower Tier Services Grant	0	0	(151)	0	0	0
Local Council Tax Support Grant	0	0	(126)	0	0	0
New Homes Bonus – Risk / Recovery Budget	0	0	(371)	0	0	0
New Homes Bonus - Base Budget	(600)	(600)	(500)	(400)	0	0
New Homes Bonus - to General Reserve	(1,171)	(1,171)	(411)	(280)	0	0
Business Rates Levy Grant	(49)	(49)	0	0	0	0
Collection Fund (Surplus)/Deficit	(330)	(330)	38	65	65	0
Council Tax	(7,029)	(7,029)	(7,198)	(7,551)	(7,927)	(8,224)
<b>Total Funding</b>	<b>(12,284)</b>	<b>(12,284)</b>	<b>(11,951)</b>	<b>(10,503)</b>	<b>(10,196)</b>	<b>(10,507)</b>
Transfer (from) / to general reserves - COVID-19	0	(1,709)	0	0	0	0
New Homes Bonus to general reserves	1,171	1,171	411	280	0	0
<b>Central Scenario Revenue Budget Funding Gap / (transfer to general reserves)</b>	<b>(462)</b>	<b>(721)</b>	<b>0</b>	<b>1,324</b>	<b>2,005</b>	<b>2,121</b>
<b>Council Tax Base<sup>1</sup></b>	<b>39,032</b>	<b>39,032</b>	<b>38,891</b>	<b>39,728</b>	<b>40,639</b>	<b>41,335</b>
<b>Band D Council Tax (modelled £5 until 23/24, then 1.99%)</b>	<b>£180.07</b>	<b>£180.07</b>	<b>£185.07</b>	<b>£190.07</b>	<b>£195.07</b>	<b>£198.95</b>

## Reconciliation of Original Funding Gap to Recommended Revenue Budget Funding Gap (£000)

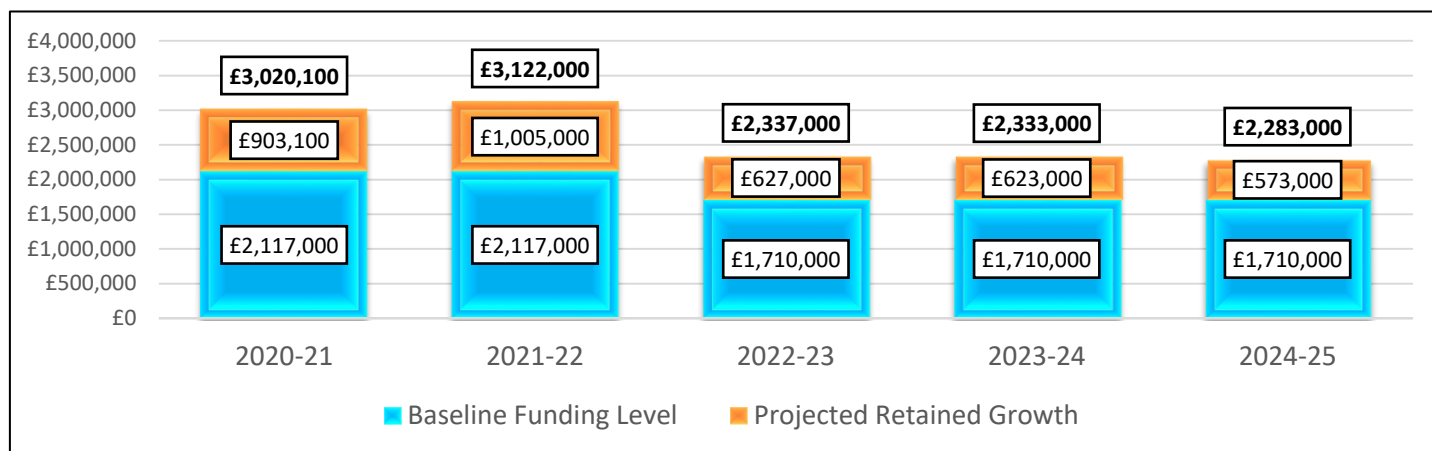
	2020/21	2021/22	2022/23	2023/24	2024/25
<b>ORIGINAL FUNDING GAP</b>	<b>(£462)</b>	<b>£613</b>	<b>£959</b>	<b>£1,507</b>	<b>£1,437</b>
<u>Budget Monitoring in 2020/21</u>					
3 Month's Money Matters - Non-COVID	(9)	19	19	19	19
6 Month's Money Matters - Non-COVID	(79)	0	0	0	0
8 Month's Money Matters - Non-COVID	(257)	0	0	0	0
Cabinet and Council Reports	85	350	541	774	1,236
<b>Approved Budget</b>	<b>(721)</b>	<b>982</b>	<b>1,519</b>	<b>2,300</b>	<b>2,692</b>
<u>Modelled Changes</u>					
Inflation		(160)	(165)	(168)	(169)
Budget Variations		(65)	(73)	(52)	(100)
MTFS Savings and Bids		(284)	(369)	(396)	(424)
Review of Base Budgets using Trend Analysis		(78)	(78)	(78)	(78)
COVID impacts		1,430	647	294	187
Retained Business Rates		(1,342)	(501)	(462)	(399)
Business Rates Cap		(110)	0	0	0
Council Tax		152	171	166	179
New Homes Bonus		(371)	0	300	200
Returned New Homes Bonus		51	74	0	0
Lower Tier Services Grant		(151)	0	0	0
Local Council Tax Support Grant		(126)	0	0	0
Council Tax Collection Fund		73	100	100	35
<b>RECOMMENDED REVENUE BUDGET FUNDING GAP</b>	<b>(£721)</b>	<b>£0</b>	<b>£1,324</b>	<b>£2,005</b>	<b>£2,121</b>

<sup>1</sup> These are the updated current projections included in the Cabinet Report 1 December 2020.

# Revenue Budget Key Revenue Streams

## Retained Business Rates

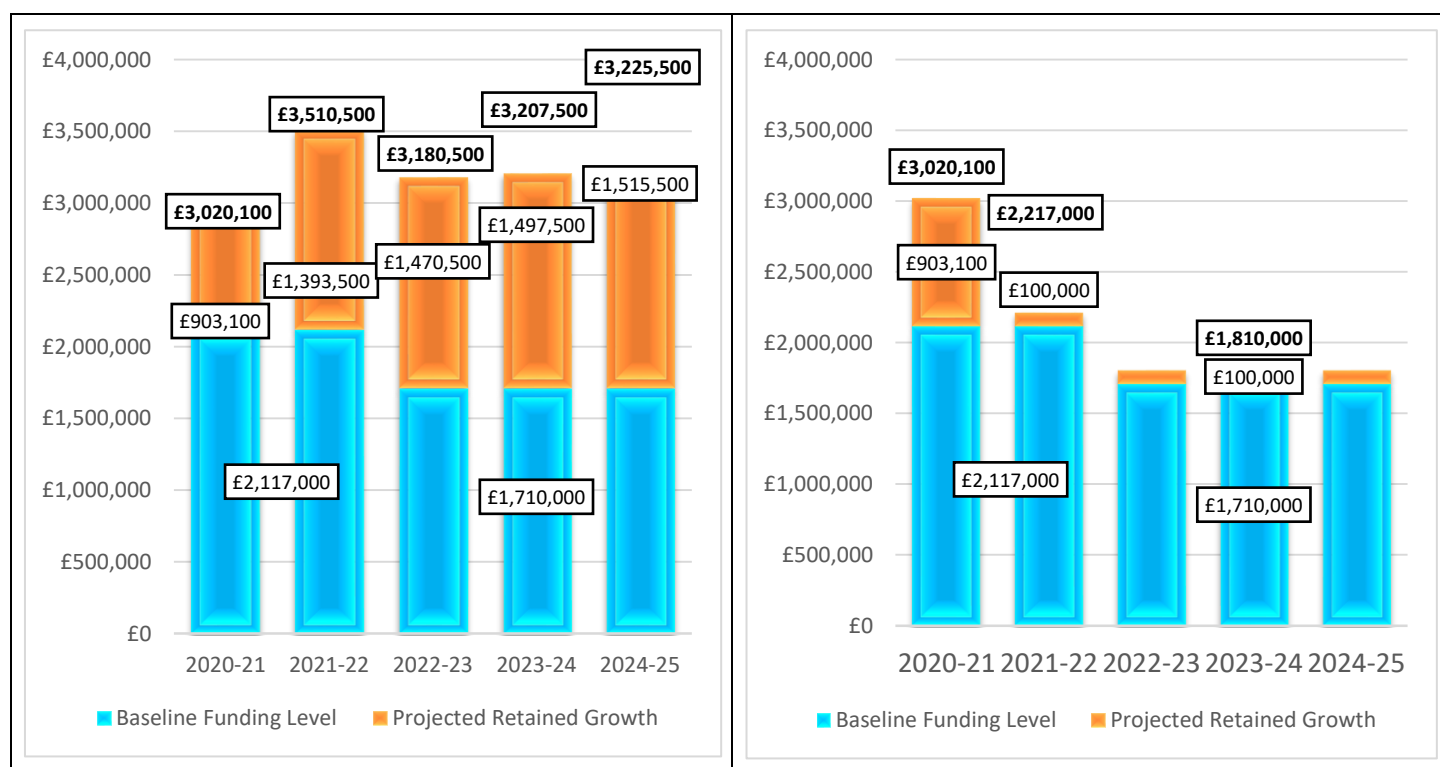
The Central Scenario budget for Retained Business Rates income, with Business Retention reform and the Fair Funding Review presenting significant risks to the assumptions made from 2022/23, are:



The change in retained Business Rates compared to the Approved Medium Term Financial Strategy is shown below:

	2020-21	2021-22	2022-23	2023-24	2024-25
Approved MTFS (assumed Fair Funding and 75% Business Rates from 2021/22)	(£3,020,100)	(£1,779,600)	(£1,835,500)	(£1,872,000)	(£1,884,000)
Draft MTFS (assumes Fair Funding and 75% Business Rates from 2022/23)	(£3,020,100)	(£3,122,000)	(£2,337,000)	(£2,333,000)	(£2,283,000)
<b>Change – Consultations indicate higher levels of growth are likely to be retained from 2022/23</b>	-	<b>(£1,342,400)</b>	<b>(£501,500)</b>	<b>(£461,000)</b>	<b>(£399,000)</b>

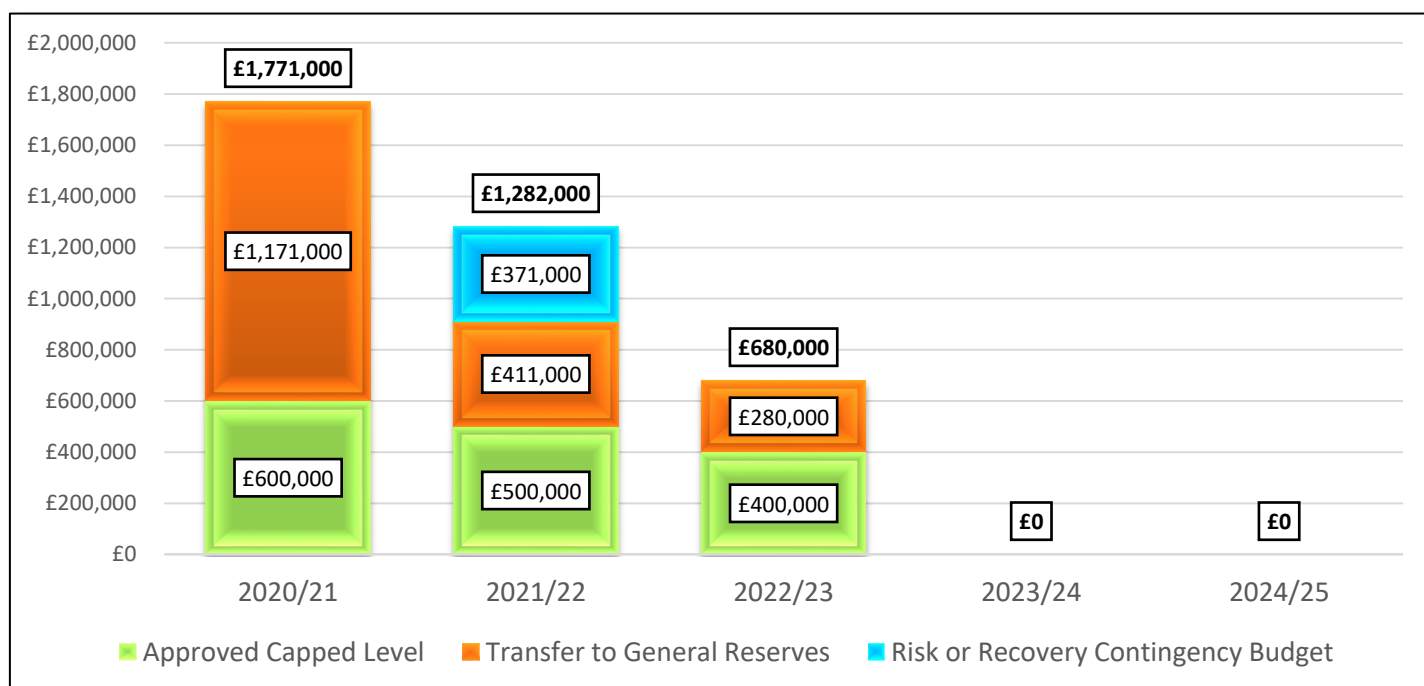
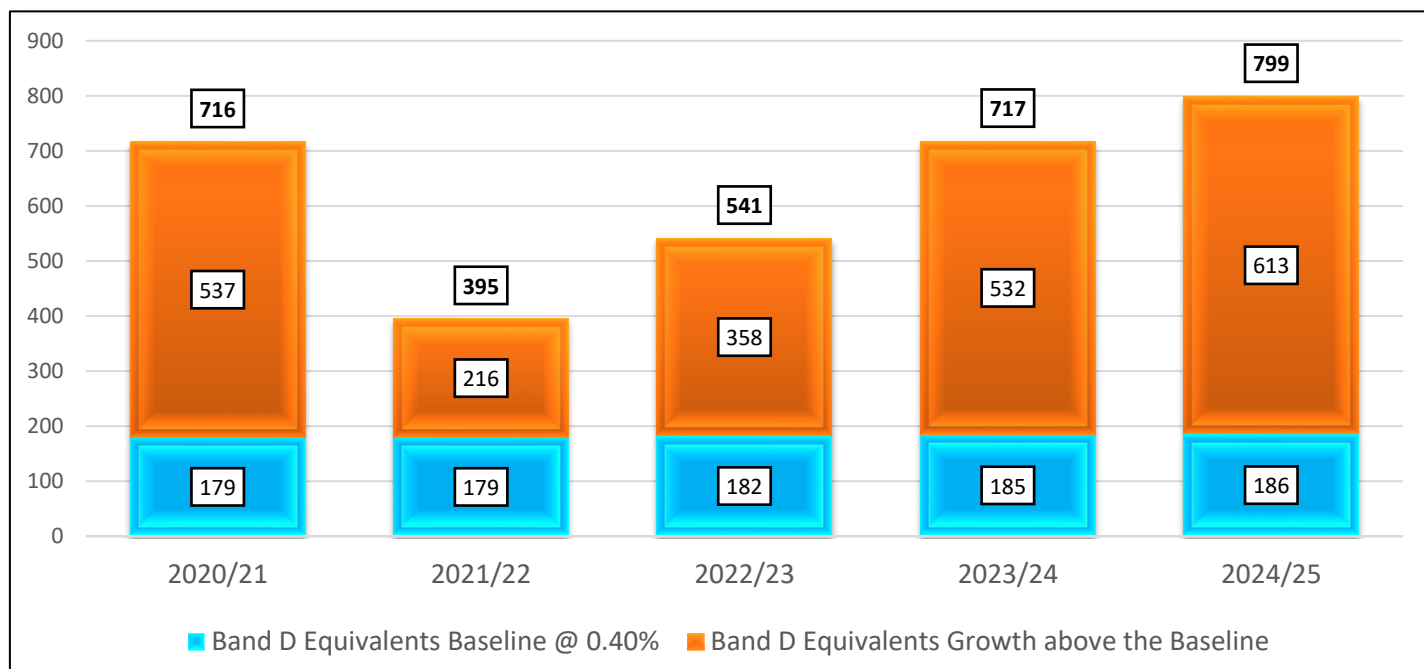
The budgets were they to be based on more optimistic (including from 2022/23 the majority of growth being retained) or more pessimistic (including the majority of growth from 2022/23 being redistributed) assumptions are also provided below:



At present, the Medium Term Financial Strategy does not include any allowances for managing the transition from the current Local Government Finance system to the new Local Government Finance System.

### New Homes Bonus

The budgets for housing supply (based on the current New Homes Bonus reward system) and New Homes Bonus, with the planned review in 2021/22 providing uncertainty beyond 2022/23 are:



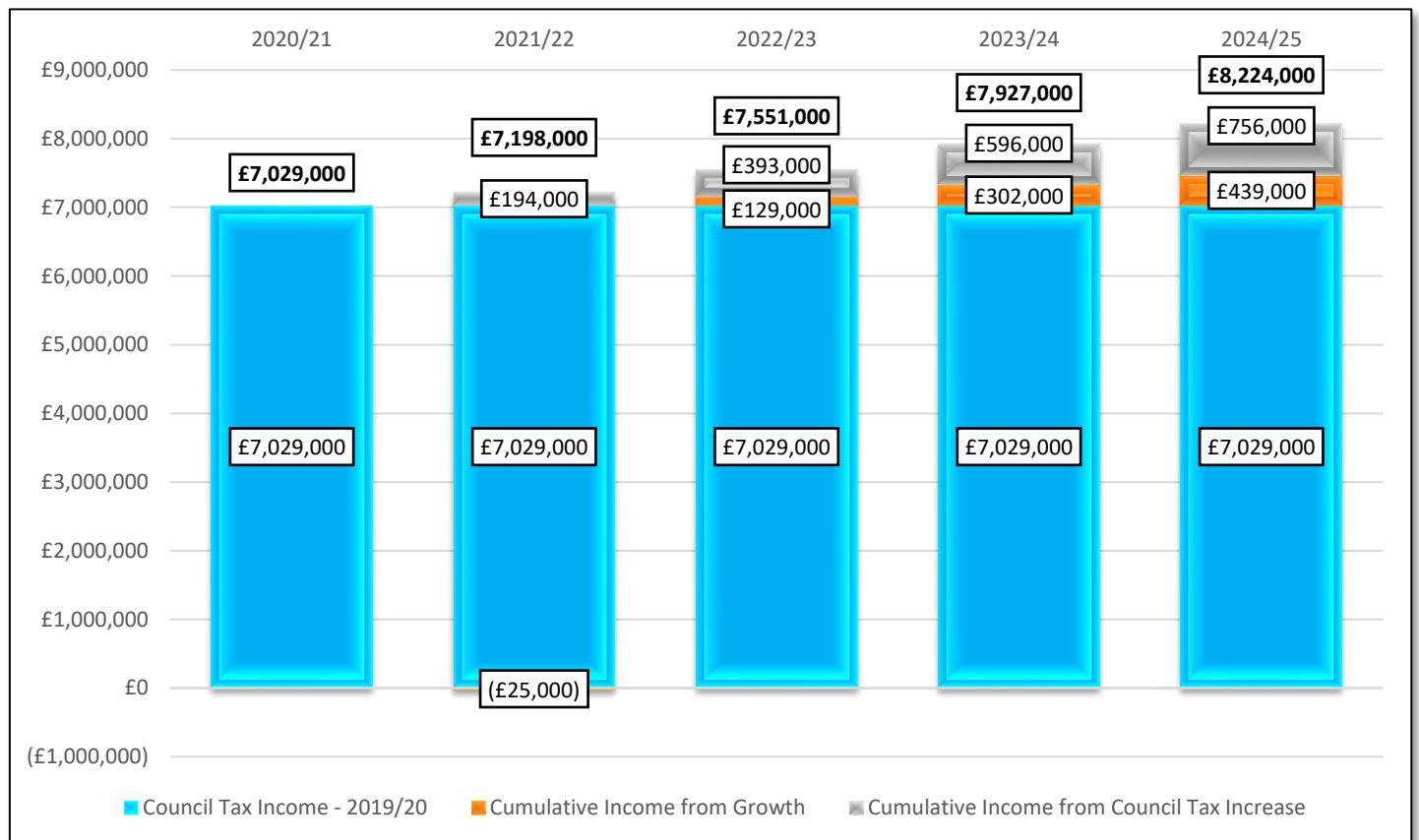
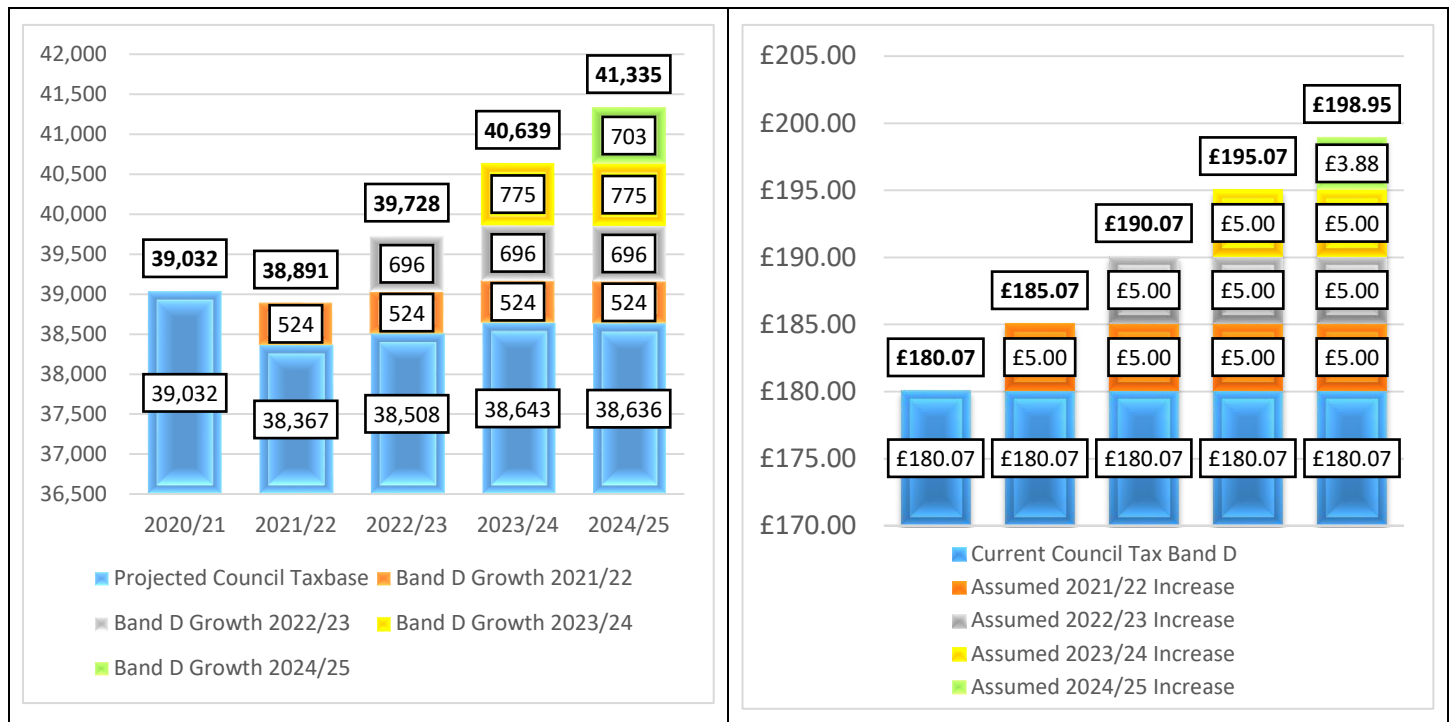
The change in New Homes Bonus income compared to the Approved Medium Term Financial Strategy is shown below:

Capped Level	2020/21	2021/22	2022/23	2023/24	2024/25
Approved MTFS	(£700,000)	(£600,000)	(£700,000)	(£300,000)	(£200,000)
Draft MTFS	(£700,000)	(£600,000)	(£700,000)	-	-
<b>Change – No income until new scheme agreed</b>	-	-	-	£300,000	£200,000

Total amount of New Homes Bonus	2020/21	2021/22	2022/23	2023/24	2024/25
Approved MTFS	(£1,771,000)	(£911,000)	(£680,000)	(£300,000)	(£200,000)
Draft MTFS	(£1,771,000)	(£1,282,000)	(£680,000)	-	-
<b>Change – further one year award in 2021/22 and then no grant income is assumed from 2023/24</b>	-	(£371,000)	-	£300,000	£200,000

### Council Tax

The Approved Budgets for Council Tax base (with a modelled increases to Council Tax Band D) and income are:



The change in Council Tax income compared to the Approved Medium Term Financial Strategy is shown below:

	2020/21	2021/22	2022/23	2023/24	2024/25
Approved MTFS	(£7,029,000)	(£7,350,000)	(£7,722,000)	(£8,093,000)	(£8,356,000)
Draft MTFS	(£7,029,000)	(£7,198,000)	(£7,551,000)	(£7,927,000)	(£8,224,000)
<b>Change – Lower projected Income</b>	-	<b>£152,000</b>	<b>£171,000</b>	<b>£166,000</b>	<b>£132,000</b>



Revenue Budget – 25 Year Model (1 to 10 years, 15 years, 20 years and 25 years)

Key Assumptions													
Year	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2034/35	2039/40	2044/45
	1	2	3	4	5	6	7	8	9	10	15	20	25
Council Tax Base	39,032	38,891	39,728	40,639	41,335	41,855	41,855	42,176	42,497	42,818	44,423	46,028	47,633
Projected Residential Growth - LHN							321	321	321	321	321	321	321
<b>Projected Council Tax Base</b>							<b>42,176</b>	<b>42,497</b>	<b>42,818</b>	<b>43,139</b>	<b>44,744</b>	<b>46,349</b>	<b>47,954</b>
Council Tax Band D	£180.07	£185.07	£190.07	£195.07	£198.95	£202.91	£207	£211	£215	£220	£242	£267	£295
Modelled Council Tax Increase	£5.00	£5.00	£5.00	£5.00	1.99%	1.99%	1.99%	1.99%	1.99%	1.99%	1.99%	1.99%	1.99%
LG Futures Property Based Unit Cost	£53	£54	£55	£56	£57	£58	£59	£60	£62	£63	£69	£77	£85
Core Budget Inflation Allowance						2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%
Funding and Pension Inflation Allowance						2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%

Page 001	Medium Term Financial Strategy						Additional Projections							
	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2034/35	2039/40	2044/45	
	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	
Year	1	2	3	4	5	6	7	8	9	10	15	20	25	
<b>Modelled Total Expenditure</b>	<b>11,563</b>	<b>11,951</b>	<b>11,827</b>	<b>12,200</b>	<b>12,334</b>	<b>12,628</b>	<b>12,999</b>	<b>13,442</b>	<b>13,896</b>	<b>14,363</b>	<b>16,918</b>	<b>19,882</b>	<b>23,313</b>	
<u>Inflation and Budget Variations</u>														
Provision for Pay and Other Inflation						316	326	334	345	357	420	494	579	
Budget Pressure - Residential Growth						30	19	19	20	20	22	25	27	
Budget Variations						0								
Housing options system						64								
Revenue Implications of Capital Bids						0								
<b>Sub Total</b>	<b>11,563</b>	<b>11,951</b>	<b>11,827</b>	<b>12,200</b>	<b>12,334</b>	<b>13,038</b>	<b>13,344</b>	<b>13,795</b>	<b>14,260</b>	<b>14,739</b>	<b>17,361</b>	<b>20,400</b>	<b>23,920</b>	
<u>Other Projections</u>														
Annual Increase in Past Service Pensions						100	102	104	106	108	120	132	146	
FGLC short term running costs end						(135)								
Replacement for FGLC Debt Costs					294	(4)	(4)	(4)	(4)	(4)	(4)	(4)	(4)	
<b>Total Modelled Expenditure</b>	<b>11,563</b>	<b>11,951</b>	<b>11,827</b>	<b>12,200</b>	<b>12,628</b>	<b>12,999</b>	<b>13,442</b>	<b>13,896</b>	<b>14,363</b>	<b>14,844</b>	<b>17,477</b>	<b>20,528</b>	<b>24,061</b>	

APPENDIX A

	Medium Term Financial Strategy					Additional Projections							
	2020/21 £000	2021/22 £000	2022/23 £000	2023/24 £000	2024/25 £000	2025/26 £000	2026/27 £000	2027/28 £000	2028/29 £000	2029/30 £000	2034/35 £000	2039/40 £000	2044/45 £000
<b>Modelled Funding:</b>													
<u>Retained Business Rates</u>													
Baseline Funding Level	(2,117)	(2,117)	(1,710)	(1,710)	(1,710)	(1,744)	(1,779)	(1,815)	(1,851)	(1,888)	(2,084)	(2,301)	(2,541)
Retained Growth - full & phased resets	(903)	(1,005)	(627)	(624)	(573)	(466)	(475)	(485)	(494)	(504)	(557)	(615)	(679)
<u>New Homes Bonus / Replacement</u>													
New Homes Bonus - total receipt	(1,771)	(1,282)	(680)	0									
New Homes Bonus - Replacement					0	0	0	0	0	0	0	0	0
<u>Council Tax and Other Funding</u>													
Collection Fund and one off funding	(464)	(349)	65	65	0	0	0	0	0	0	0	0	0
Council Tax	(7,029)	(7,198)	(7,551)	(7,927)	(8,224)	(8,493)	(8,728)	(8,970)	(9,217)	(9,471)	(10,841)	(12,392)	(14,149)
<b>Total Modelled Funding</b>	<b>(12,284)</b>	<b>(11,951)</b>	<b>(10,503)</b>	<b>(10,196)</b>	<b>(10,507)</b>	<b>(10,703)</b>	<b>(10,982)</b>	<b>(11,269)</b>	<b>(11,562)</b>	<b>(11,863)</b>	<b>(13,482)</b>	<b>(15,308)</b>	<b>(17,369)</b>
<b>Modelled Funding Gap/(General Reserves)</b>	<b>(721)</b>	<b>0</b>	<b>1,324</b>	<b>2,005</b>	<b>2,121</b>	<b>2,296</b>	<b>2,460</b>	<b>2,626</b>	<b>2,801</b>	<b>2,981</b>	<b>3,995</b>	<b>5,220</b>	<b>6,693</b>

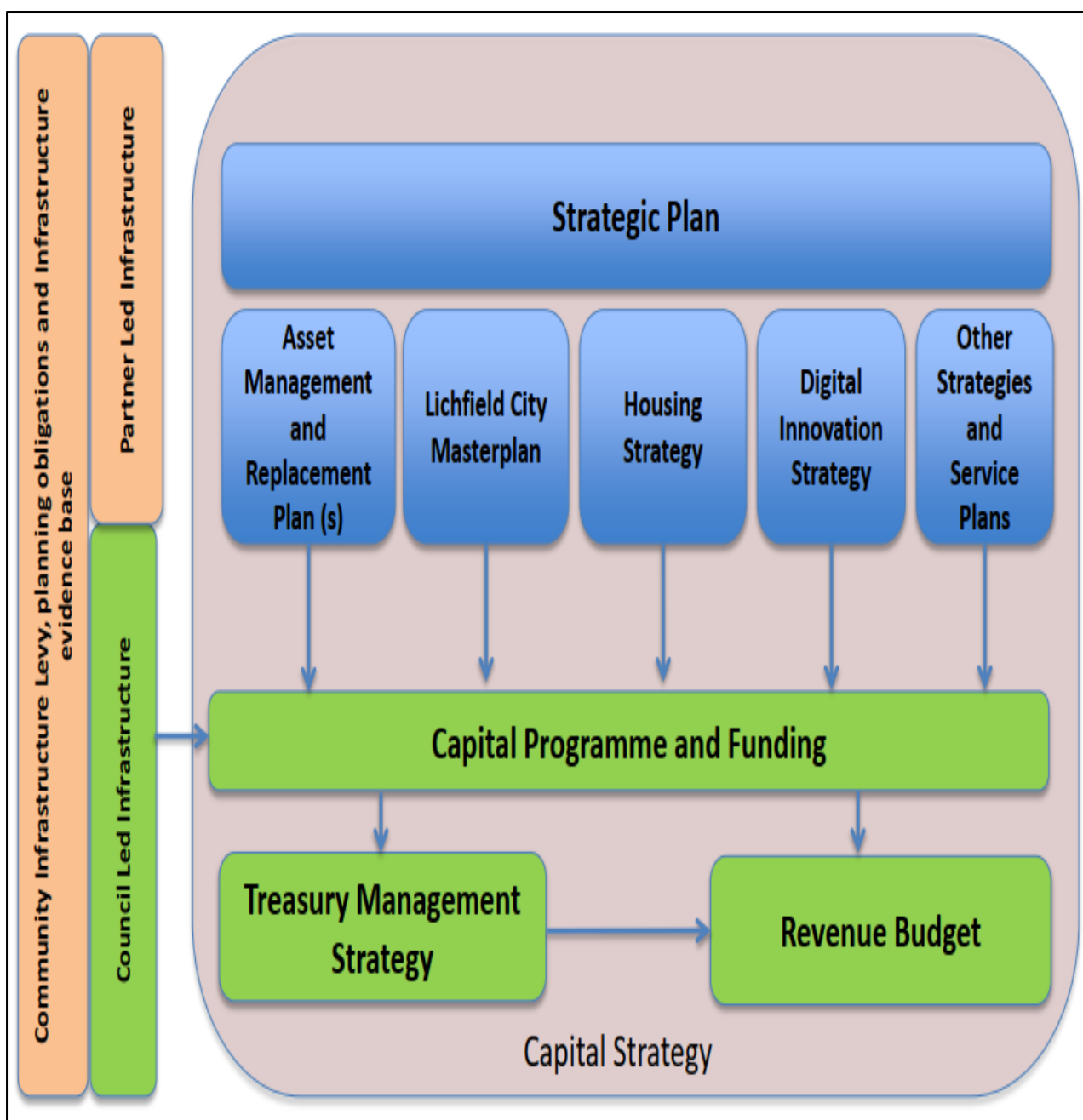
Memorandum Item	Legacy Payments				New Scheme			
New Homes Bonus - Base Budget	(600)	(500)	(400)	0	0	0	0	0

	Medium Term Financial Strategy					Additional Projections							
	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2034/35	2039/40	2044/45
<b>General Reserves Year Start</b>	<b>4,792</b>	<b>4,975</b>	<b>5,386</b>	<b>4,342</b>	<b>2,337</b>	<b>217</b>	<b>217</b>	<b>217</b>	<b>217</b>	<b>217</b>	<b>217</b>	<b>217</b>	<b>217</b>
Contributions from Revenue Account	721	0	(1,324)	(2,005)	(2,121)	(2,296)	0	0	0	0	0	0	0
COVID-19 Revenue Budget Impact	(1,709)												
New Homes Bonus in excess of the 'Cap'	1,171	411	280	0	0								
<b>Available General Reserves Year End</b>	<b>4,975</b>	<b>5,386</b>	<b>4,342</b>	<b>2,337</b>	<b>217</b>	<b>(2,080)</b>	<b>217</b>	<b>217</b>	<b>217</b>	<b>217</b>	<b>217</b>	<b>217</b>	<b>217</b>
Minimum Level	1,600	1,600	1,600	1,600	1,600	1,600							
<b>Total General Reserves</b>	<b>6,575</b>	<b>6,986</b>	<b>5,942</b>	<b>3,937</b>	<b>1,817</b>	<b>(480)</b>							

## Recommended Capital Strategy

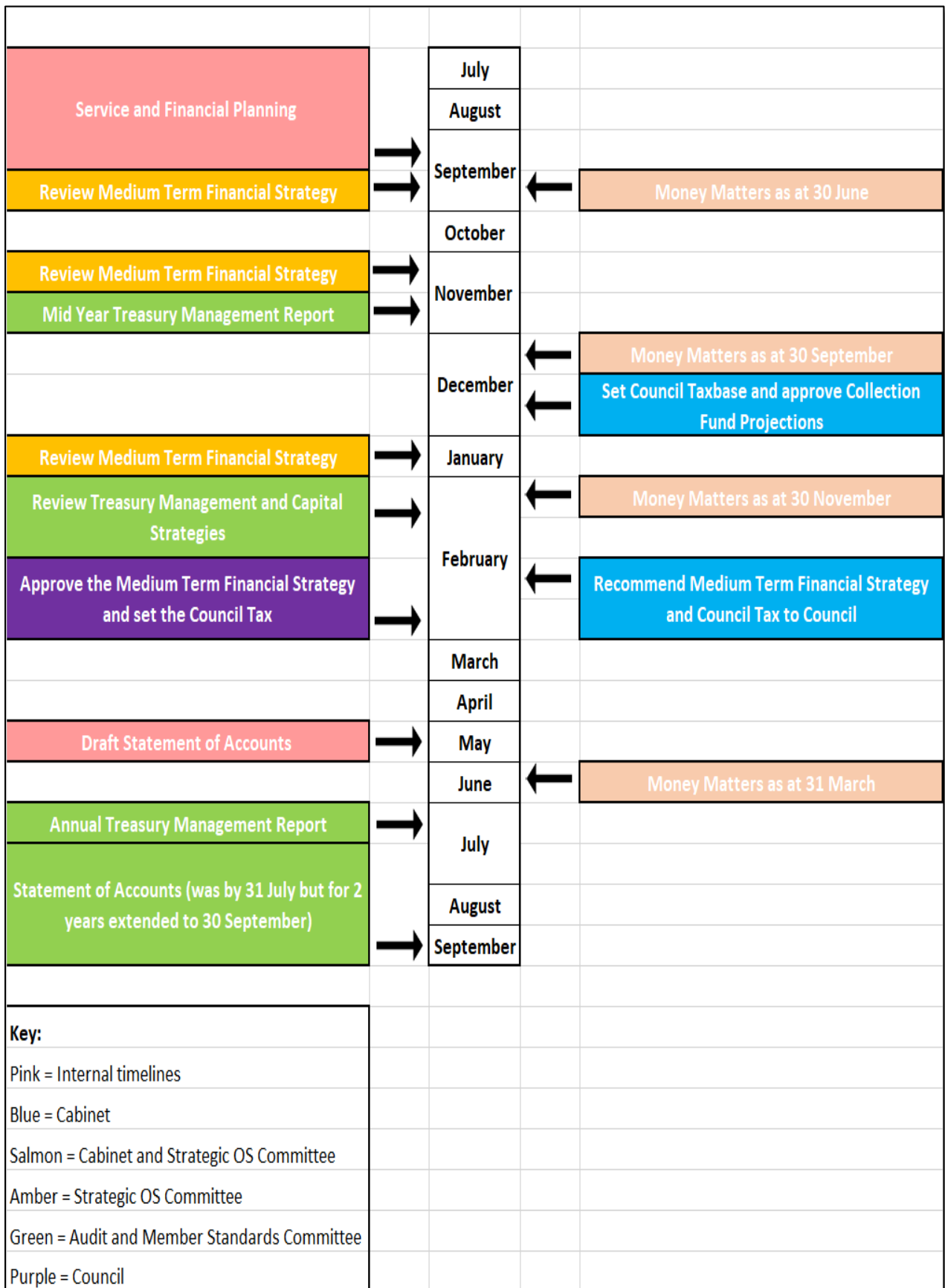
### 1. Introduction

- 1.1. The Prudential Code requires the completion of a Capital Strategy that is approved by Full Council.
- 1.2. The Capital Strategy provides a high level overview of how capital expenditure, capital financing and treasury management activity contribute to the provision of services along with an overview of how associated risk is managed and the implications for future financial sustainability.
- 1.3. It forms part of the Councils integrated revenue, capital and balance sheet planning. The Council already undertakes elements of the requirements although some areas, such as Asset Management Planning, are subject to ongoing development.
- 1.4. The Prudential Code now requires all of this information to be brought together in a single place as shown below:



## 2. The Capital Programme

2.1. The financial planning process and its Governance is shown below:



**The Capital Programme Process**

- 2.2. Given our current financial position, our priorities and responsibilities and as Asset Management Plans are developed, it is probable that capital needs will be identified that exceed resources available thus necessitating a more transparent and robust process to inform Members during the development of the MTFs.
- 2.3. The capital bid process has been incorporated into the service and financial planning process to provide a holistic approach. The capital bid element of the process has been designed to ensure consistency, objectivity, equity and transparency to the prioritisation and allocation of capital funding, while ensuring maximum value for money.
- 2.4. A summary of the process is identified below:
- Service identifies a budget requirement and consults with the Finance and Procurement Team.
  - Service requests funding by completing and submitting a funding bid form.
  - Service completes a funding bid financial profile form and submits this with their bid.
  - Service completes a funding bid assessment form and submits this with their bid.
  - The Finance and Procurement Team reviews all bids and assessments and requests clarification where required.
  - The Finance and Procurement Team reviews bids using the assessment criteria and ensure the bids are included in the relevant service and financial planning submission.
  - Leadership Team review all service and financial planning submissions before recommending the allocation of funding either through a Cabinet Report or through the MTFs.
  - Finance and Procurement monitor funding allocations and spend, reporting to Leadership Team as part of Money Matters Reports.
  - Service completes work / project outlined within the bid and undertakes a review (i.e. post-project review) within 6 months of work being completed, providing this to Finance and Procurement to include in a report to Leadership Team.

**Planning Obligations - Section 106 and Community Infrastructure Levy (CIL)**

- 2.5. As part of the planning process, financial contributions from planning obligations, including the Community Infrastructure Levy, are received from new developments. The vast majority is spent directly on infrastructure works or will be spent in line with the Infrastructure Delivery Plan (IDP).
- 2.6. In some cases there is an element of discretion on how they are allocated. These contributions towards social and community facilities are linked to the development proposed.
- 2.7. The Council's Capital Programme includes a number of projects that are to be funded by Section 106 and CIL; this is a significant source of funding and there is a significant level of interest from the community in relation to the allocation of sums to projects.

2.8. The Capital Programme and its funding by Strategic Priority is summarised below:

Strategic Priority	Capital Programme						Corporate £000
	2020/21 £000	2021/22 £000	2022/23 £000	2023/24 £000	2024/25 £000	Total £000	
Enabling People	2,223	3,375	3,684	3,576	1,315	14,173	30
Shaping Place	670	1,102	3,674	270	293	6,009	193
Developing Prosperity	522	935	557	43	0	2,057	395
Good Council	564	1,118	515	389	0	2,586	2,423
<b>Grand Total</b>	<b>3,979</b>	<b>6,530</b>	<b>8,430</b>	<b>4,278</b>	<b>1,608</b>	<b>24,825</b>	<b>3,041</b>

Funding Source	Capital Programme						24,825
	2020/21 £000	2021/22 £000	2022/23 £000	2023/24 £000	2024/25 £000	Total £000	
Capital Receipts	522	1,296	604	219	0	2,641	
Capital Receipts - Statue	0	5	0	0	0	5	
Revenue - Corporate	182	0	0	213	0	395	
<b>Corporate Council Funding</b>	<b>704</b>	<b>1,301</b>	<b>604</b>	<b>432</b>	<b>0</b>	<b>3,041</b>	
Grant	1,052	2,207	1,815	1,316	1,315	7,705	
Section 106	601	785	0	0	0	1,386	
CIL	101	79	0	0	0	180	
Reserves	1,030	1,730	252	120	143	3,275	
Revenue - Existing Budgets	162	150	150	150	150	762	
Sinking Fund	223	0	0	0	0	223	
Leases	0	0	3,260	0	0	3,260	
Internal Borrowing	0	0	0	0	0	0	
<b>Total</b>	<b>3,873</b>	<b>6,252</b>	<b>6,081</b>	<b>2,018</b>	<b>1,608</b>	<b>19,832</b>	
<b>External Borrowing</b>	<b>106</b>	<b>278</b>	<b>2,349</b>	<b>2,260</b>	<b>0</b>	<b>4,993</b>	
<b>Grand Total</b>	<b>3,979</b>	<b>6,530</b>	<b>8,430</b>	<b>4,278</b>	<b>1,608</b>	<b>24,825</b>	

2.9. The Revenue implications of the Capital Programme are shown below:

Revenue Implications	2020/21 £000	2021/22 £000	2022/23 £000	2023/24 £000	2024/25 £000
Interest on Loan to the LA Company	0	(4)	(18)	(22)	(22)
Friary Grange - Refurbishment	50	135	135	135	135
Coach Park Operation Costs	0	0	0	50	50
IT Hardware	9	9	4	(38)	9
Replacement Leisure Centre Debt Costs	0	0	0	0	294
Revenue Budget - Bin Replacement	150	150	150	150	0
Revenue Budget - Other Projects	12	0	0	0	0
Revenue Budget - Corporate	182	0	0	213	0
<b>Sub Total - Approved Budget</b>	<b>403</b>	<b>290</b>	<b>271</b>	<b>488</b>	<b>466</b>
Burntwood LC early repayment of capital	979	(140)	(140)	(140)	(140)
Internal Funding (see below)	(979)	0	0	0	0
Financial Information System	0	(20)	(40)	(40)	(40)
Revenue Budget - Bin Replacement	0	0	0	0	150
<b>Sub Total - Service and Financial Planning</b>	<b>0</b>	<b>(160)</b>	<b>(180)</b>	<b>(180)</b>	<b>(30)</b>
<b>Capital Programme Total</b>	<b>403</b>	<b>130</b>	<b>91</b>	<b>308</b>	<b>436</b>

Leisure VAT repayment reserve	(470)
Uncommitted Capital Receipts	(509)
<b>Total</b>	<b>(979)</b>

2.10. Projected Capital Receipts are shown in the table below:

Capital Receipts	2020/21 £000	2021/22 £000	2022/23 £000	2023/24 £000	2024/25 £000	Total £000
Opening Balance	(2,673)	(1,652)	(888)	(294)	(86)	(2,673)
BLC early repayment of capital	509					509
Sale of land at Netherstowe and Leyfields <sup>2</sup>		(527)				(527)
Other Receipts	(10)	(10)	(10)	(11)	(9)	(50)
Utilised in Year	522	1,301	604	219	0	2,646
Closing Balance	(1,652)	(888)	(294)	(86)	(95)	(95)
<b>Housing Receipts</b>						
Opening Balance	0	(197)	(197)	(197)	(197)	(197)
Right to Buy Receipts	(197)					
Closing Balance	(197)	(197)	(197)	(197)	(197)	(197)

### 3. The Balance Sheet

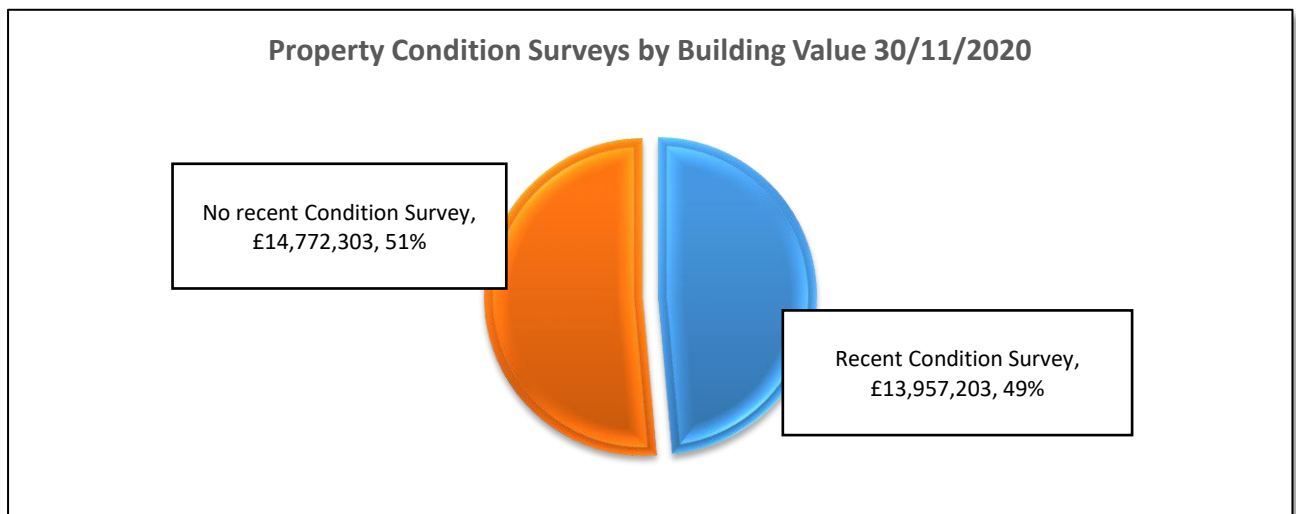
3.1. The Capital Programme and its funding together with the wider MTFS will impact on the Council's Balance Sheet. This is due to lower usable reserves leading to lower investments and increased non-current assets with the leisure centre and waste fleet that will be funded by external debt:



<sup>2</sup> Subject to planning approval.

#### 4. Asset Management Planning

4.1. The Estates Team is currently in the process of undertaking Property Condition Surveys for Property Assets owned by the Council. Progress to date is shown below:



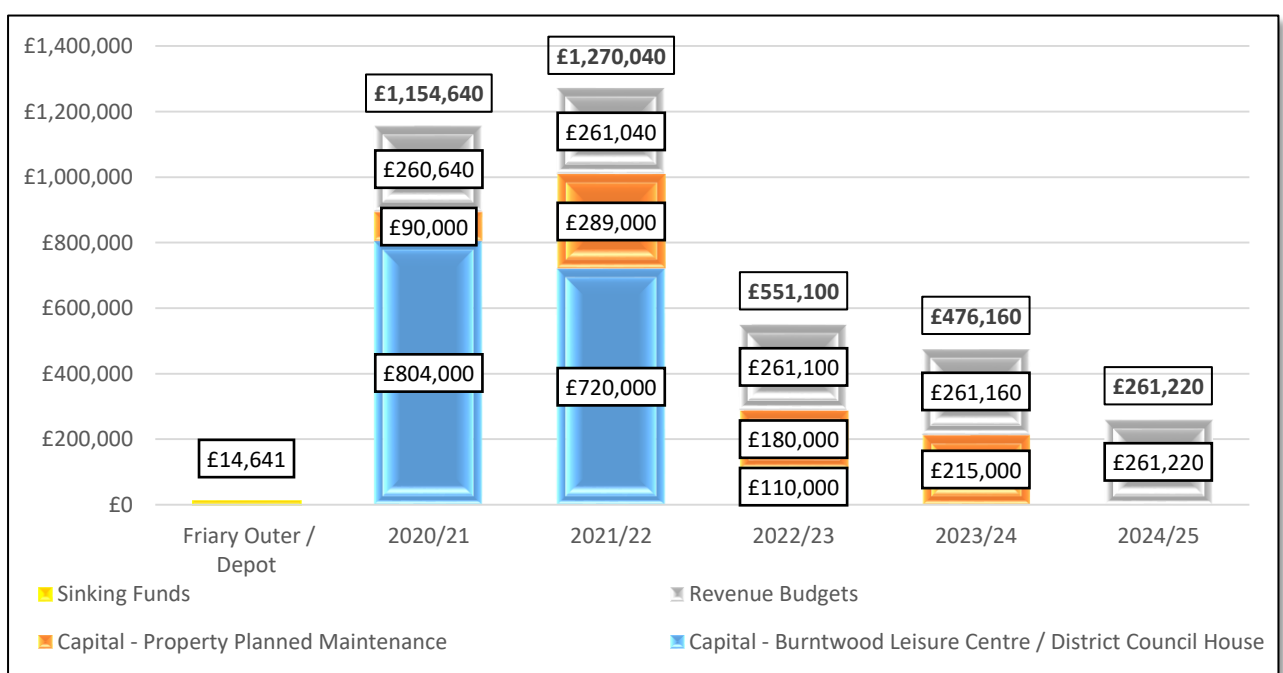
4.2. At this stage, Estates estimate that a Capital Programme annual budget of between **£100,000** and **£150,000** will be required to maintain and enhance property.

4.3. Therefore for financial planning purposes, an annual budget of **£140,000** (based on 0.3% of projected asset value) has been included in the Longer Term Capital Investment Plan.

4.4. Cabinet on 6 October 2020 approved a deed of variation and deed of release in relation to the Three Spires Shopping Centre that included the release of the Birmingham Road Multi Storey Sinking Fund to deliver the outcomes contained in the Lichfield City Centre Masterplan.

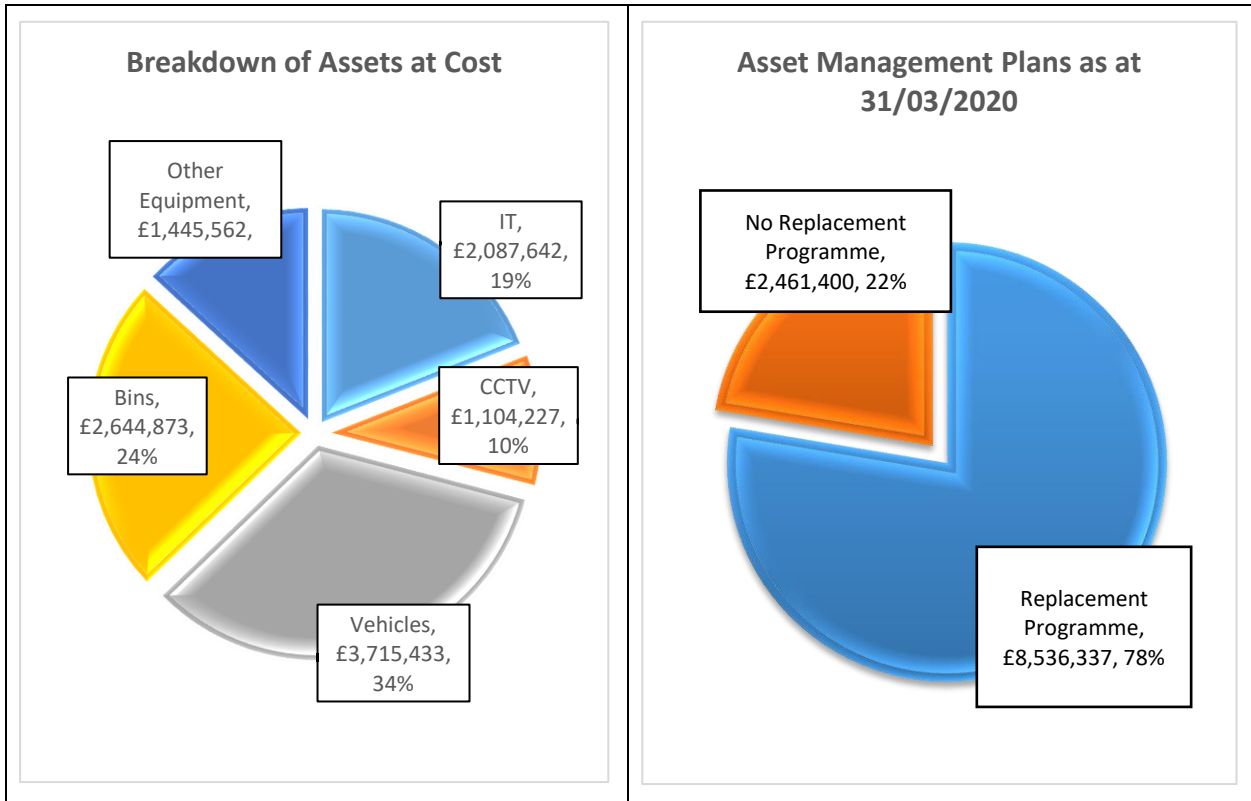
4.5. This means this reserve is no longer specifically earmarked for the replacement of the Multi Storey Car Park. However a budget of **£300,000** is included in the Capital Programme for essential repairs.

4.6. The resources identified for enhancement and maintenance of property assets are:

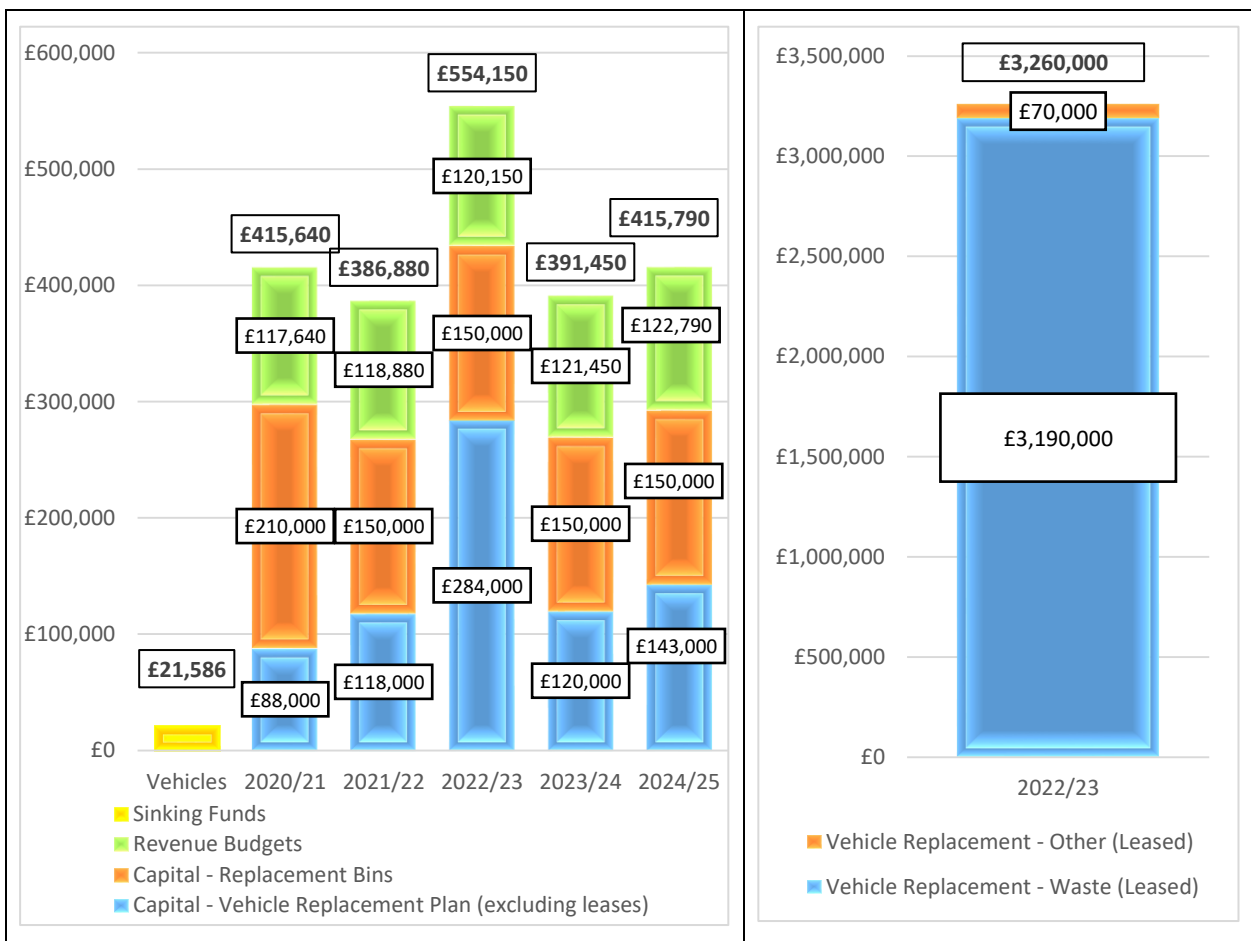




4.7. The Asset Management Plans in place for vehicles, plant and equipment assets are:



4.8. The resources identified for replacement and maintenance of vehicles, plant and equipment are:



## 5. Longer Term Capital Investment Planning

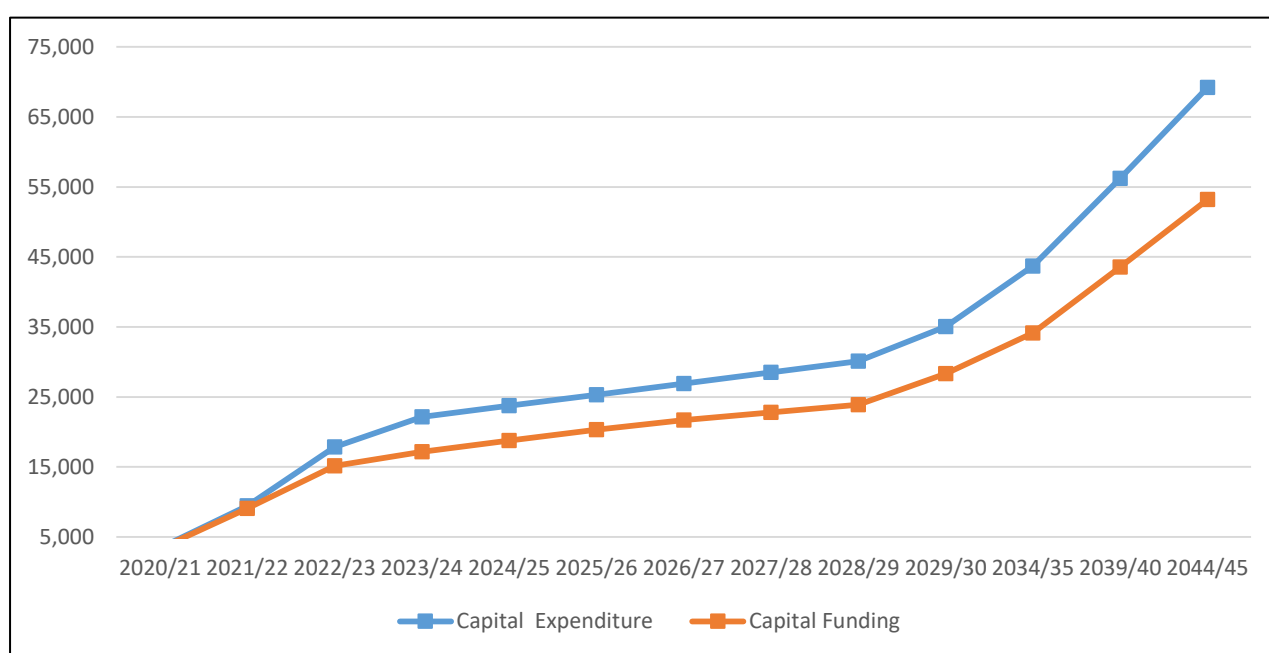
5.1. The Medium Term Financial Strategy covers a relatively short period of time (current financial year plus the next four years) and this short horizon is not reflective of the longer term investment needs associated with asset ownership.

5.2. Therefore it is prudent to also produce financial plans that cover a longer term financial planning horizon such as 25 years.

5.3. The following key assumptions have been utilised in producing the longer term financial plan:

- Annual core inflation of **2%**.
- Population in Lichfield District increases by an annual average of **0.33%**.
- The proportion of the population aged 65 and over increases from **24%** in 2020/21 to **28%** by 2044/45.
- The value of building assets increases from **£35m** in 2020/21 to **£46m** in 2024/25 with the building of a new Leisure Centre.
- An assessment of Property Planned Maintenance budgets at **0.3%** of building value or **£140,000** from 2025/26 has been utilised with annual inflationary increases.
- An assessment of ICT investment using the average level of investment in the last Capital Bid submitted of **£175,000** from 2025/26 has been utilised with annual inflationary increases.

5.4. The longer term capital investment plan is shown in detail at **ANNEX 1** and in the chart below:



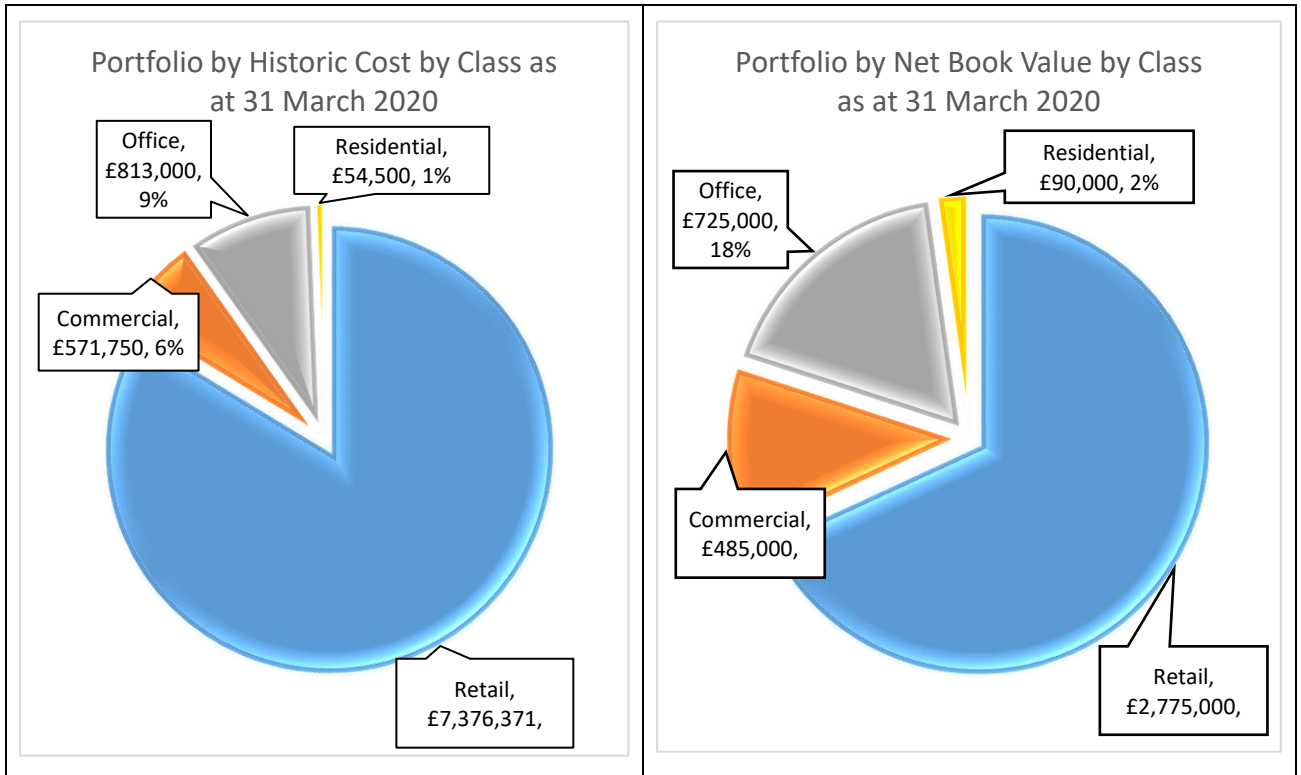
5.5. The difference between capital expenditure and funding would result in an increase in the cumulative level of borrowing need of **£16m** (including £5m approved for the new Leisure Centre).

5.6. This additional borrowing need would result in additional and increasing debt repayment costs in the revenue budget thereby further increasing the Funding Gap.

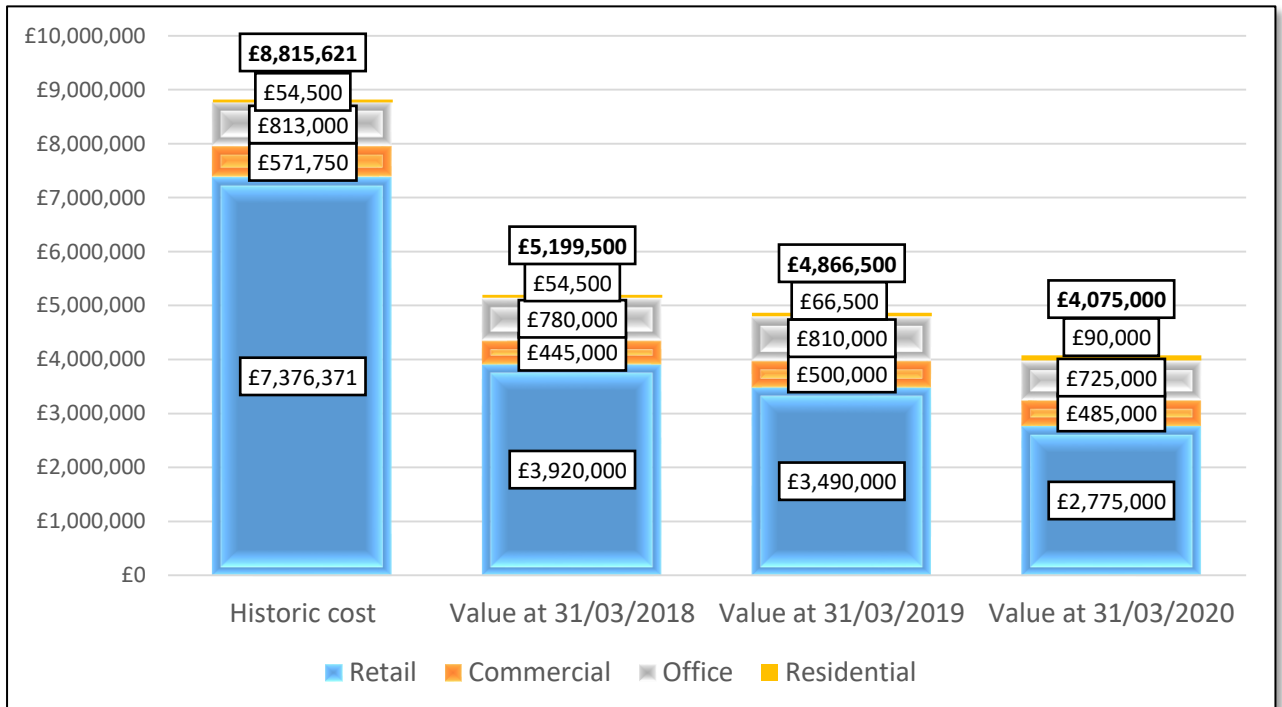
5.7. However the borrowing need can be reduced through actions such as the receipt of external funding or sale of assets.

**6. Current Investment in Property**

6.1. The Council also owns a number of properties that provide an income return and the composition of the portfolio at 31 March 2020 is shown below:



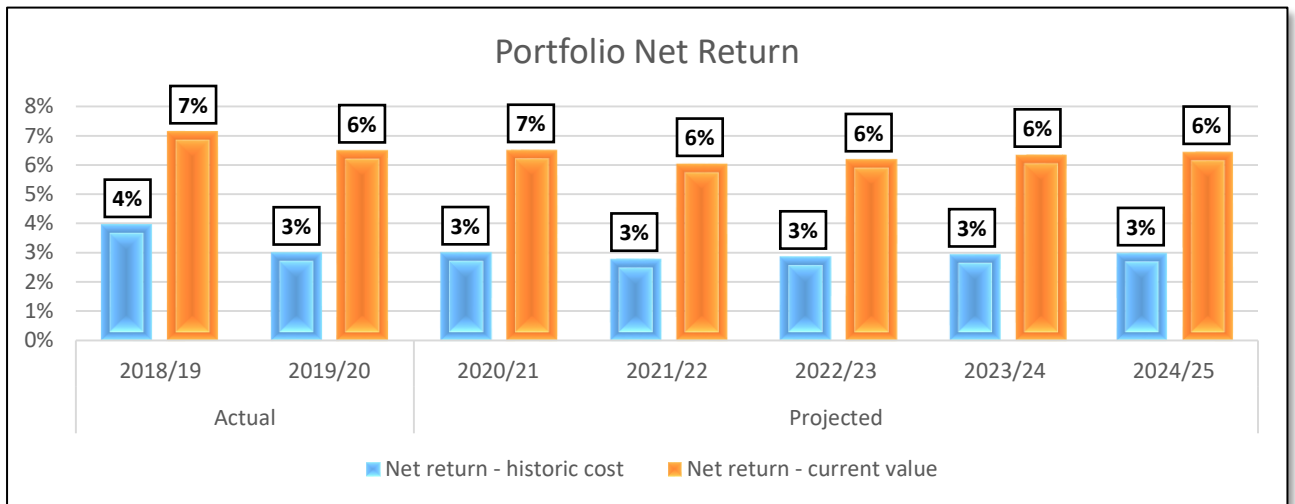
6.2. The value of these properties over the last three years is shown below:



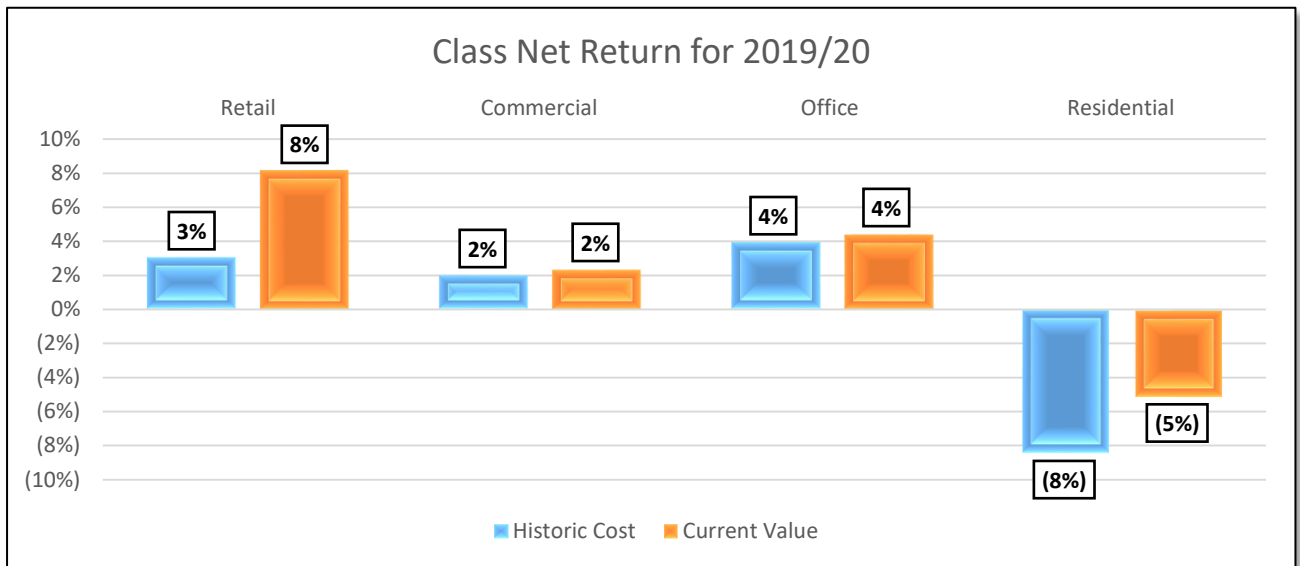
6.3. The value of these properties (mainly those classed as retail) have reduced because the value assessed by the external valuer is based on prevailing rental levels.

6.4. These properties were acquired without the need for borrowing and therefore the loan to value ratio for the portfolio is 0%.

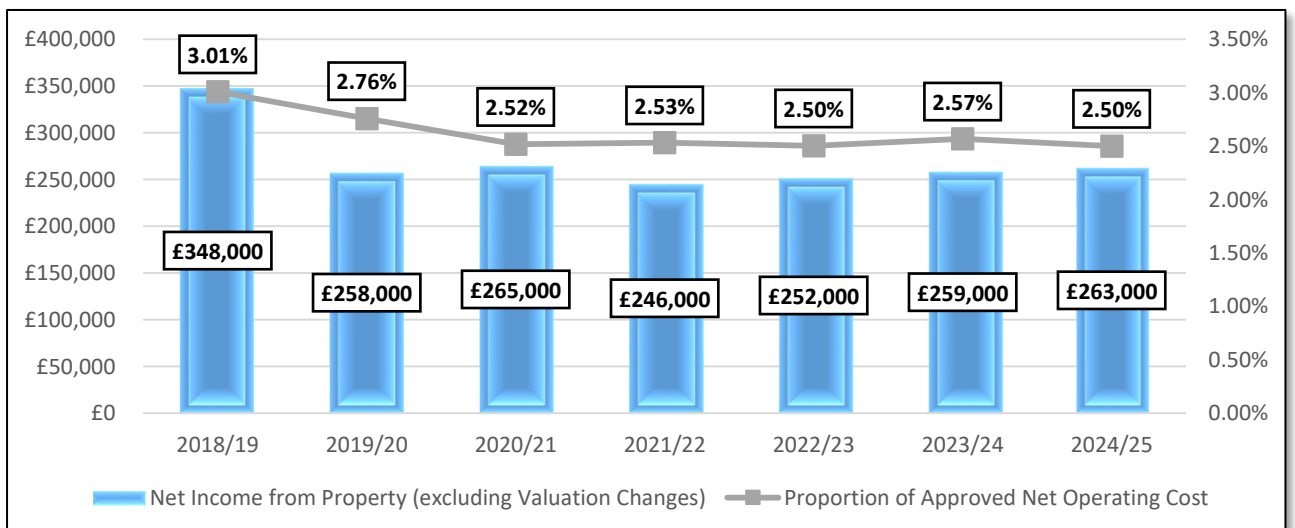
6.5. The portfolio net return based after taking account of management costs using historic asset cost and current value is shown in the chart below:



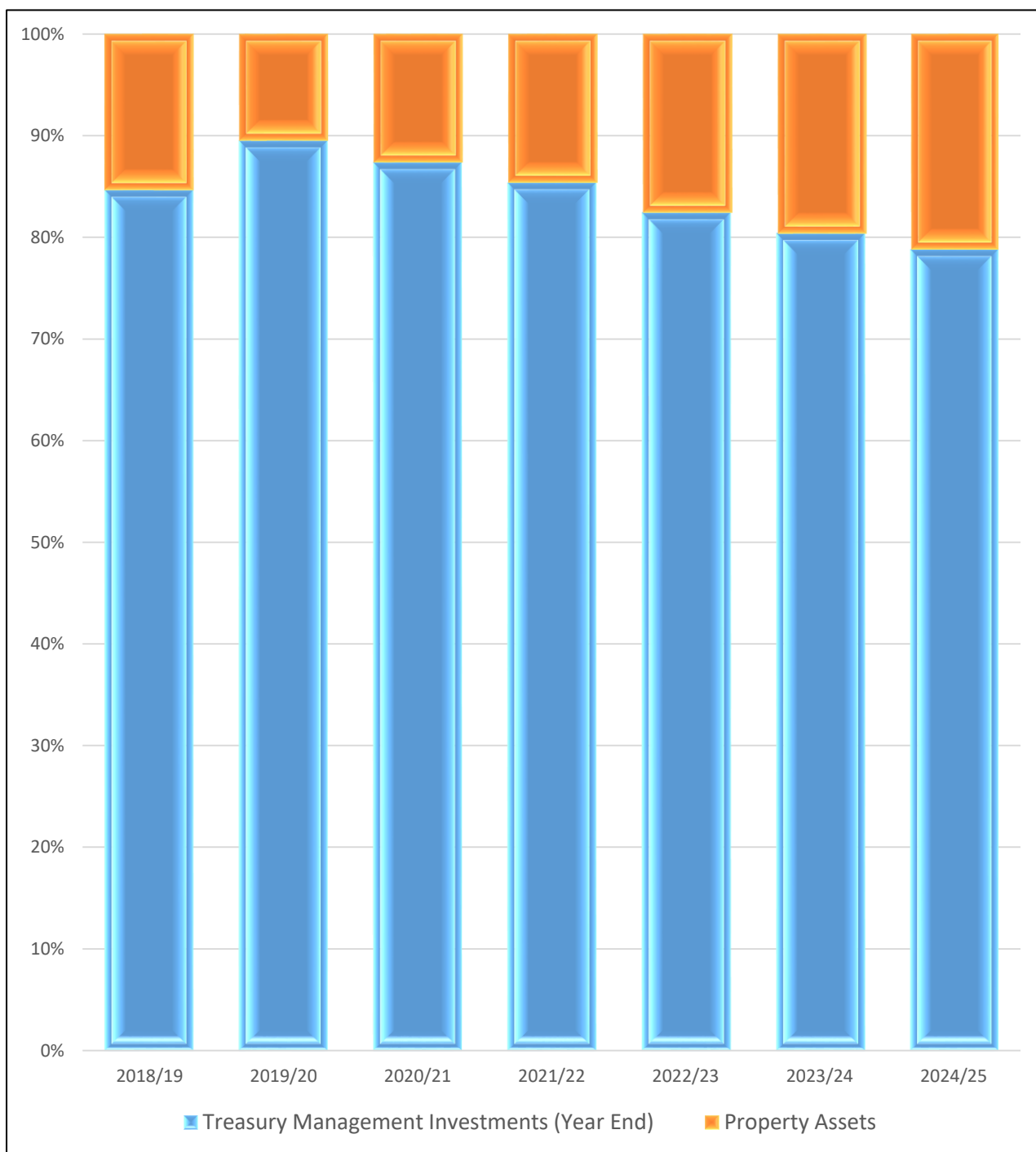
6.6. The net return is further analysed for 2019/20 by class of investment within the portfolio:



6.7. The proportion of the Revenue Budget supported by income from these properties is shown below:



6.8. The ratio of Treasury Management investments to property asset investments is shown below:



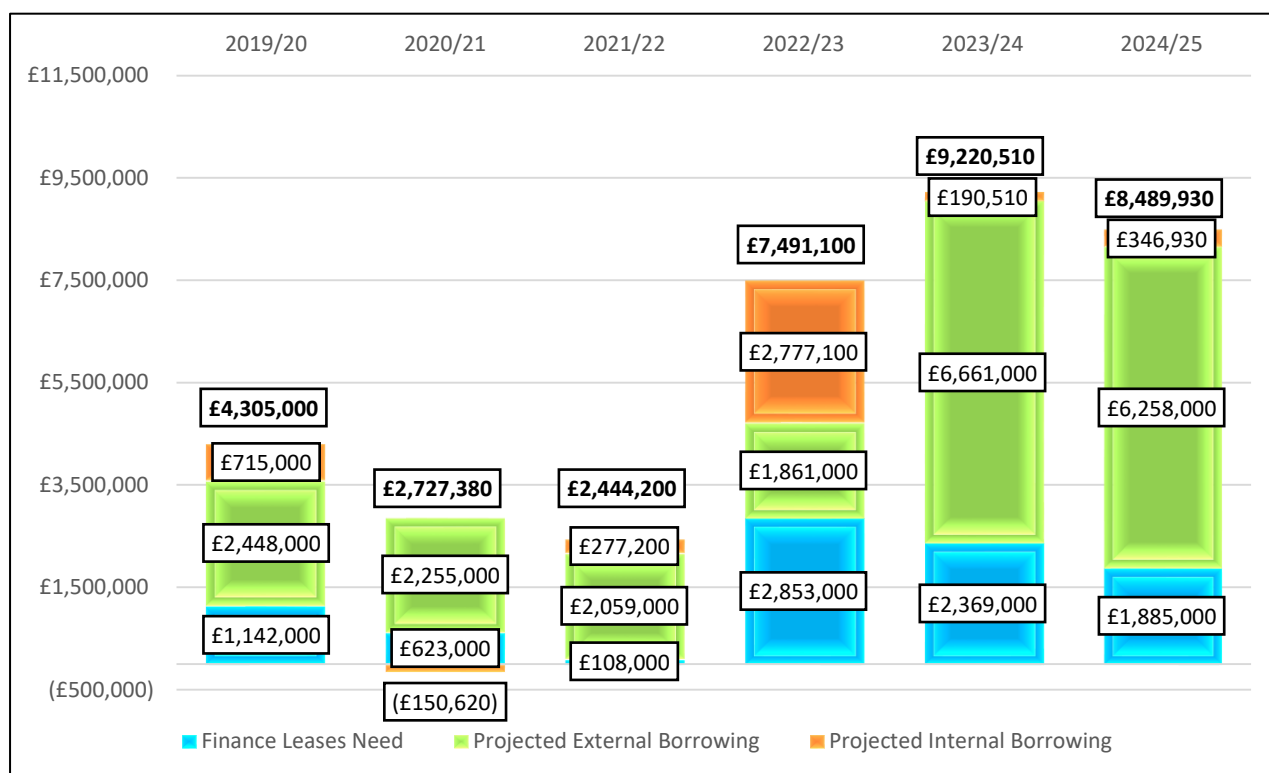
6.9. The Council has a Local Authority Trading Company Lichfield Housing Limited that was incorporated in September 2019 with an aim to deliver housing development.

6.10. The Council undertook an equity investment of **£225,000** in 2020/21 and plans to advance a loan of up to **£675,000** to Lichfield Housing Limited in 2021/22 for a period of up to **5 years** to facilitate housing development, subject to appropriate schemes being identified.

6.11. The loan to the Company will produce an income stream at **4%** from the company and the loan repayment will be treated as a capital receipt in 2025/26 in the Medium Term Financial Strategy. At present, no dividend income is assumed to be received from the Company.

## 7. Debt Management

- 7.1. The Capital Programme is funded from a variety of sources. A number of these sources such as capital receipts, the revenue budget, grants, contributions and reserves utilise resources that are immediately available or are receivable. However when capital expenditure is approved, and these resources are not available, then a **Capital Financing Requirement (CFR)** or borrowing need results.
- 7.2. The CFR is managed through the approval by Council of the Medium Term Financial Strategy including the Capital Programme and Prudential Indicators.
- 7.3. The CFR must be financed through borrowing or finance leases (external debt) or by temporarily utilising internal resources (internal borrowing).
- 7.4. At 31 March 2020 the Council had a relatively low level of external debt outstanding of **£3.590m**. The new leisure centre and the renewal of the waste fleet will mean external debt is projected to increase to **£8.143m** by 31 March 2025.
- 7.5. The projected CFR (the total for each column), **external debt** (finance leases and external borrowing) and **internal borrowing** (external borrowing is temporarily higher than the CFR by £150,620 at the end of 2020/21 following the proposed early repayment of the BLC capital funding) is shown below:



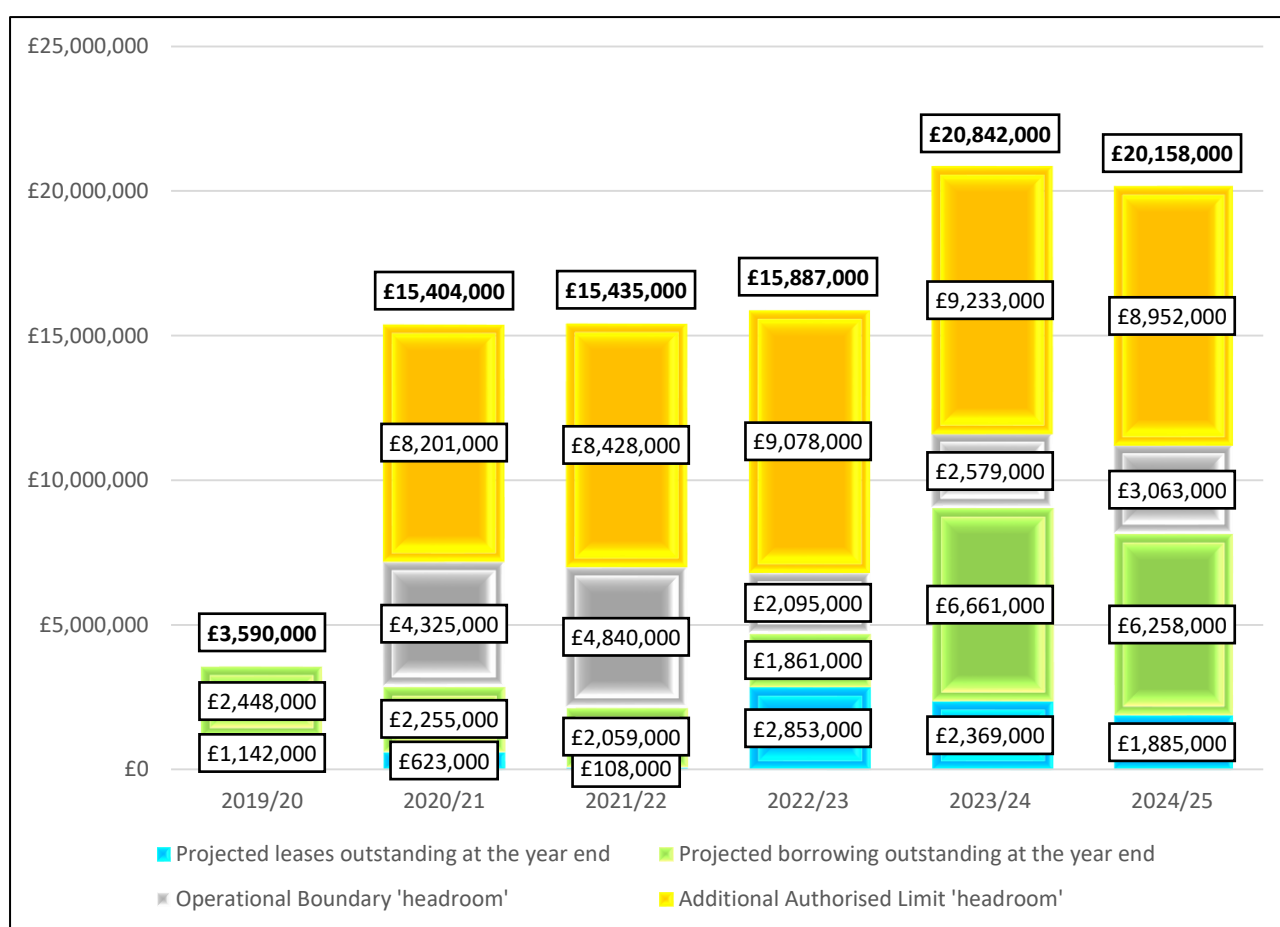
- 7.6. The CFR is related to:
- Historic capital expenditure for the Chasewater Dam, Friary Outer Car Park and vehicles funded by finance leases.
  - Planned capital expenditure for the new Leisure Centre and the renewal of the waste fleet funded by a lease type arrangement.

7.7. The Council manages its external debt through setting Prudential Indicators, related to the statutory maximum, known as the **Authorised Limit** and a lower warning level known as the **Operational Boundary**.

7.8. The external debt projections are based on the approved Capital Programme however to manage unforeseen events, an element of flexibility or 'headroom' is included in the Prudential Indicators:

- **Operational Boundary** – flexibility is included to enable internal borrowing to be converted to external debt or for example, to ensure accounting changes such as those proposed for all leases to be classed as finance leases to be incorporated without breaching the limit.
- **Authorised Limit** – this provides additional flexibility to manage unusual cash flows that necessitate temporary borrowing such as Government Grants not being paid.

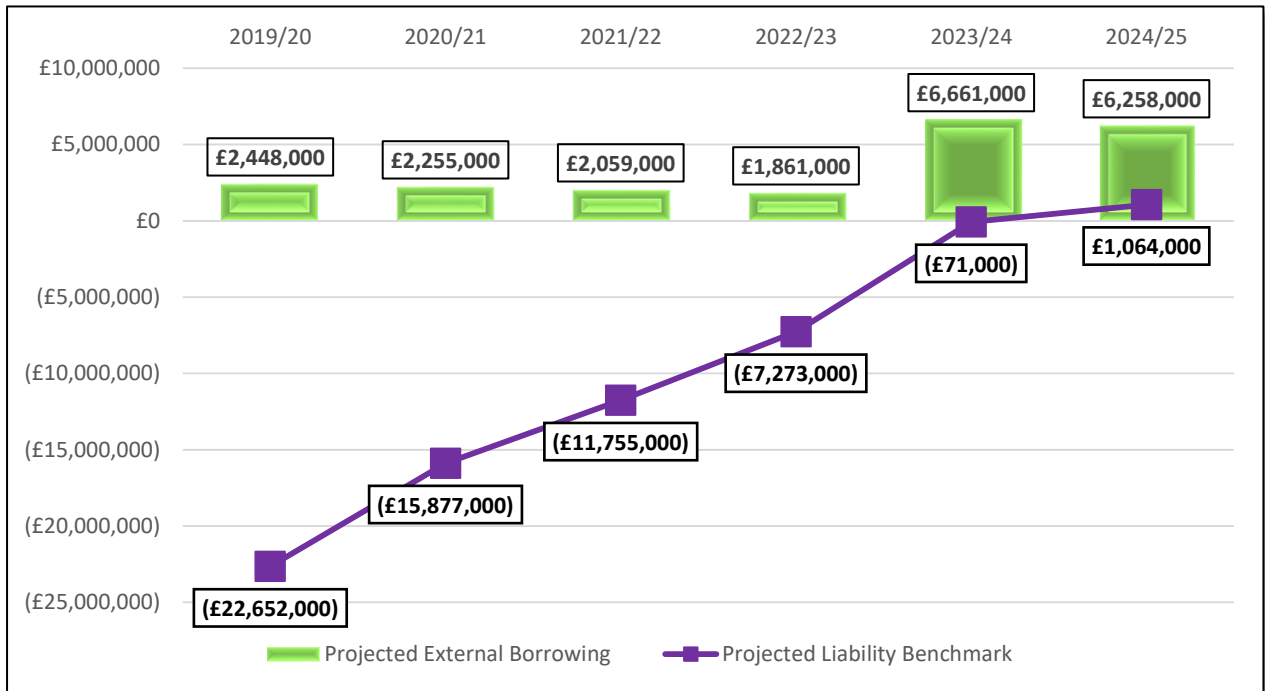
7.9. The external debt and Prudential Indicators projections based on the Capital Programme are:



	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25
Borrowing		£10,956,000	£10,987,000	£11,439,000	£16,394,000	£15,710,000
Leases		£4,448,000	£4,448,000	£4,448,000	£4,448,000	£4,448,000
<b>Authorised limit</b>	<b>£4,315,000</b>	<b>£15,404,000</b>	<b>£15,435,000</b>	<b>£15,887,000</b>	<b>£20,842,000</b>	<b>£20,158,000</b>
Borrowing		£2,755,000	£2,559,000	£2,361,000	£7,161,000	£6,758,000
Leases		£4,448,000	£4,448,000	£4,448,000	£4,448,000	£4,448,000
<b>Operational boundary</b>	<b>£4,315,000</b>	<b>£7,203,000</b>	<b>£7,007,000</b>	<b>£6,809,000</b>	<b>£11,609,000</b>	<b>£11,206,000</b>
Projected year end borrowing	£2,448,000	£2,255,000	£2,059,000	£1,861,000	£6,661,000	£6,258,000
Projected year end leases	£1,142,000	£623,000	£108,000	£2,853,000	£2,369,000	£1,885,000
<b>Projected year-end total external debt</b>	<b>£3,590,000</b>	<b>£2,878,000</b>	<b>£2,167,000</b>	<b>£4,714,000</b>	<b>£9,030,000</b>	<b>£8,143,000</b>

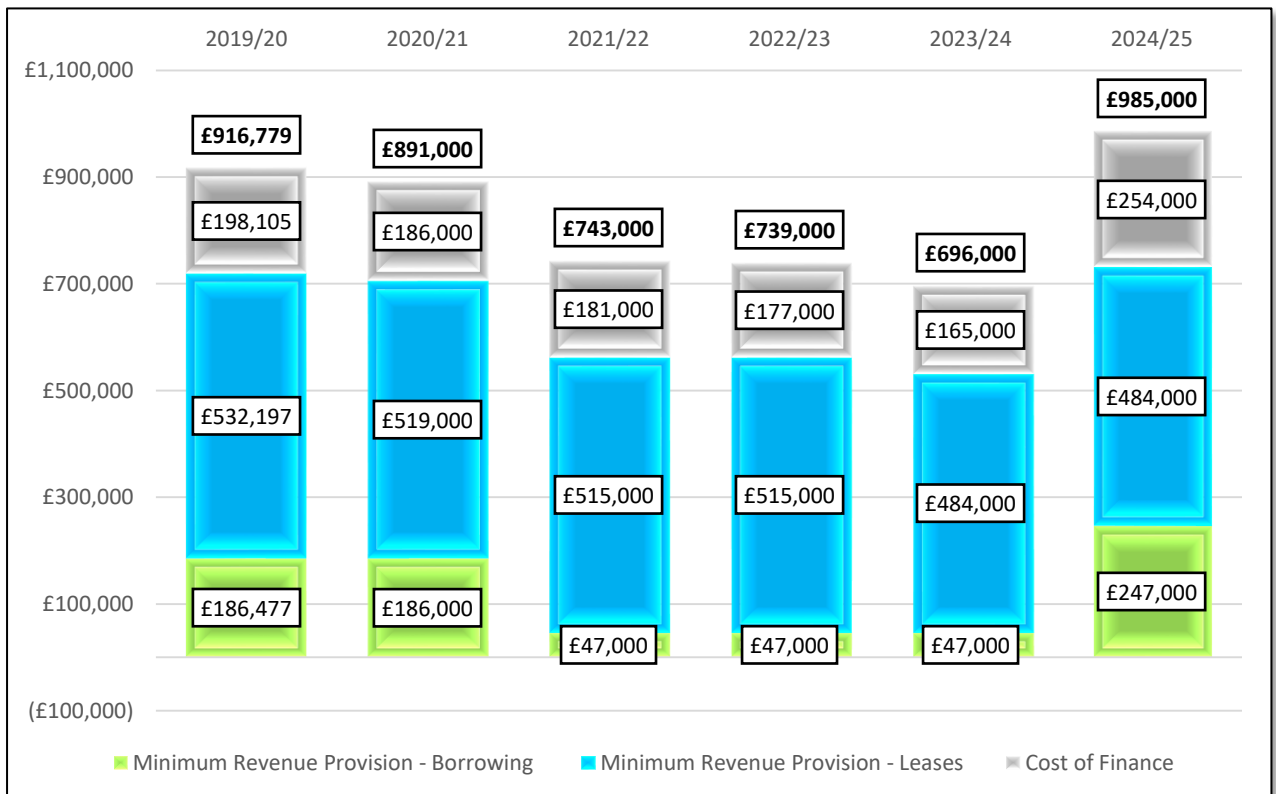
7.10. The **liability benchmark** is the lowest risk level of external borrowing by keeping cash and investments to a minimum of **£10m** at each year end to maintain liquidity but minimise credit risk.

7.11. The projected level of external borrowing, and the projected liability benchmark in £000s is:



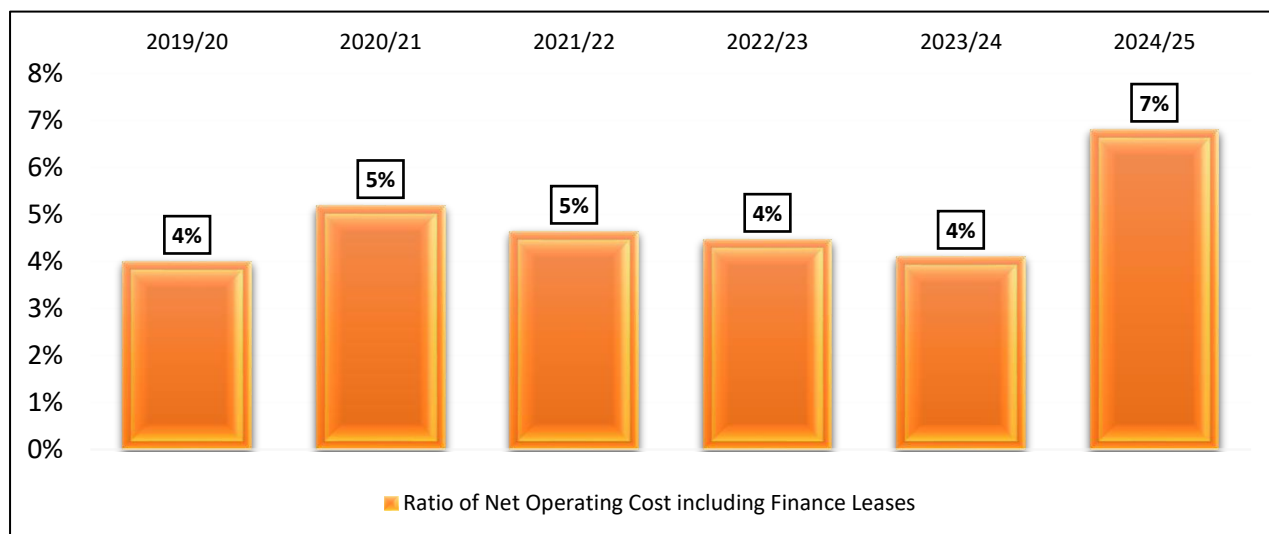
7.12. The chart above indicates that based on current Balance Sheet projections where usable reserves are reducing, the Council has sufficient resources to fund **£5m** of additional internal borrowing.

7.13. The cost of debt servicing includes the cost of finance and Minimum Revenue Provision (MRP). Debt is only a temporary source of finance since loans and leases must be repaid, and this is therefore replaced over time by other financing, usually from revenue which is known as MRP:





7.14. The proportion of the net budget allocated to financing costs (net of investment income) is shown below:



7.15. The Minimum Revenue Provision and therefore the financing costs ratio increases in 2024/25 because of the inclusion of the annual revenue debt costs, commencing at **£294,000**, for the new leisure centre.

## 8. Financial Guarantees

8.1. In addition to the debt projections shown above, in relation to external borrowing and finance leases, the Council also acts as a guarantor for an admitted body that delivers services on behalf of the Council.

8.2. In the event that it is probable that these guarantees will be required a financial provision is created to mitigate the risk. The guarantees identified in the Statement of Accounts under the Contingent Liabilities note are:

- **The Lichfield Garrick** – the guarantee relates to the pensions of transferred employees and at 31 March 2020 the risk of default was assessed as less than **1%** and therefore the financial risk to the Council is **£3,927**.
- **Freedom Leisure** - the guarantee relates to the pensions of transferred employees and at 31 March 2020 the risk of default was assessed as less than **1%** and therefore the financial risk to the Council is **£79,212**. Freedom Leisure have been admitted to the Pension Fund using a 'pass through' agreement where the Council bears all market related risks such as investment returns. The Pension Fund actuary assessed a market related bond to manage these risks to be **£677,000**. The Council agreed to the creation of an earmarked reserve, projected to total **£267,080** (£60,100 at 31 March 2020) at the end of the ten year contract period, from the leisure outsourcing savings with any additional sum to be provided by General Reserves.

8.3. These guarantees are assessed throughout the year, in terms of the financial viability of the organisations for which the guarantee is provided, to determine whether a financial provision will need to be created. The COVID-19 pandemic has increased the level of financial risk in relation to these two guarantees, however additional funding has been provided by the Council and other funders as mitigation. However the situation will need to be kept under constant review.

## 9. The Authority's Risk Appetite, Knowledge and Skills

- 9.1. The Council's risk appetite, along with the majority of Local Government, is increasing due to the need to offset funding reductions from Central Government with income from alternative sources.
- 9.2. The Council employs professionally qualified and experienced staff in senior positions with responsibility for making capital expenditure, borrowing and investment decisions. For example, the Head of Finance and Procurement is a qualified accountant with 30 years' experience, the Council has recruited a new Estates Team to optimise the management of existing property. The Council pays for junior staff to study towards relevant professional qualifications including CIPFA and the Association of Accounting Technicians.
- 9.3. Where Council staff do not have the knowledge and skills required, use is made of external advisers and consultants that are specialists in their field. The Council currently employs Arlingclose Limited as treasury management advisers and has access to property professionals through the Estates Team. This approach is more cost effective than employing such staff directly, and ensures that the Council has access to knowledge and skills commensurate with its risk appetite.
- 9.4. The Council does not plan to utilise the flexible use of capital receipts for transformation projects.

## 10. Prudential and Local Indicators

- 10.1. The Prudential and Local Indicators in relation to the Capital Strategy are shown below (rounding may result in slight differences in figures):

Prudential Indicators							
Indicators	2019/20 Actual	2020/21 Original	2020/21 Revised	2021/22 Original	2022/23 Original	2023/24 Original	2024/25 Original
<b>Capital Investment</b>							
Capital Expenditure (£m)	£2.297	£17.751	£3.979	£6.530	£8.430	£4.278	£1.608
Capital Financing Requirement (£m)	£4.305	£25.432	£2.727	£2.444	£7.491	£9.221	£8.490
<b>Gross Debt and the Capital Financing Requirement</b>							
Gross Debt	(£3.590)	(£19.091)	(£2.878)	(£2.167)	(£4.714)	(£9.030)	(£8.143)
Borrowing in Advance - Gross Debt in excess of the Capital Financing Requirement	No	No	Yes	No	No	No	No
<b>Total Debt</b>							
Authorised Limit (£m)	£4.315	£31.906	£15.404	£15.435	£15.887	£20.842	£20.158
Operational Boundary (£m)	£4.315	£23.088	£7.203	£7.007	£6.809	£11.609	£11.206
Proportion of Financing Costs to Net Revenue Stream (%)	4%	10%	5%	5%	4%	4%	7%

Local Indicators							
Indicators	2019/20 Actual	2020/21 Original	2020/21 Revised	2021/22 Original	2022/23 Original	2023/24 Original	2024/25 Original
Replacement of Debt Finance or MRP (£m)	(£0.719)	(£1.041)	(£1.684)	(£0.561)	(£0.562)	(£0.531)	(£0.731)
Capital Receipts (£m)	(£1.005)	(£0.537)	(£0.010)	(£0.537)	(£0.010)	(£0.011)	(£0.009)
Earmarked Housing Capital Receipts (£m)	£0	£0	(£0.197)	£0	£0	£0	£0
Liability Benchmark (£m)	£22.652	(£11.249)	£15.877	£11.755	£7.273	£0.071	(£1.064)
Treasury Management Investments (£m)	£34.554	£16.759	£28.131	£23.813	£19.133	£16.731	£15.193

## 11. Chief Finance Officer Assessment of the Capital Strategy

- 11.1. The removal of the Property Investment Strategy by Council means the level of risk associated with the Capital Strategy has significantly reduced from an assessed maximum level of **144** to **48**.
- 11.2. I have assessed the current overall risk as **24** out of **48** based on the following factors:

	Likelihood	Impact	2021/22	2020/21
<b>Minimum</b>			<b>0</b>	<b>0</b>
<b>Capital Strategy</b>				
Slippage Occurs in the Capital Spend	4	2	8	8
Planned Capital Receipts are not received	3	4	12	12
Actual Cash flows differ from planned Cash flows	2	2	4	4
<b>Investment in Property</b>				
Slippage Occurs in the Capital Spend	4	2	0	8
Change of Government policy including regulatory change	3	4	0	12
The form of exit from the EU adversely impacts on the UK economy including the Property Market and Borrowing Costs	3	4	0	12
There is a cyclical 'downturn' in the wider markets	3	3	0	9
Insufficient expertise to Invest in Property	1	4	0	4
Inability to acquire or dispose of assets due to good opportunities not being identified	3	4	0	12
<b>Assessed Level of Risk</b>			<b>24</b>	<b>85</b>
<b>Maximum</b>			<b>48</b>	<b>144</b>

## Recommended Capital Programme

Project	Recommended Capital Programme (R=>500k, A=250k to 500k and G=<250k)						Corporate
	2020/21 £000	2021/22 £000	2022/23 £000	2023/24 £000	2024/25 £000	Total £000	
Gym Equipment at Burntwood Parks	34	0	0	0	0	34	0
New Parish Office/Community Hub	0	92	0	0	0	92	0
Village Hall storage container	0	6	0	0	0	6	0
Armitage War Memorial	0	120	0	0	0	120	0
Canopy & artificial grass at Armitage	0	3	0	0	0	3	0
Burntwood LC CHP Unit	223	0	0	0	0	223	0
Burntwood LC	531	532	0	0	0	1,063	0
King Edwards VI School (CIL)	101	0	0	0	0	101	0
Friary Grange - Short Term Refurb	400	240	0	0	0	640	0
Replacement Leisure Centre	106	278	2,349	2,260	0	4,993	0
St. Stephen's School, Fradley (S106)	22	0	0	0	0	22	0
Beacon Park Pathway	30	0	0	0	0	30	30
Disabled Facilities Grants	511	1,272	1,272	1,272	1,272	5,599	0
Home Repair Assistance Grants	10	22	21	22	21	96	0
Decent Homes Standard	0	147	0	0	0	147	0
Energy Insulation Programme	0	22	22	22	22	88	0
DCLG Monies	0	212	0	0	0	212	0
Vehicle Replacement (Env Health)	0	0	20	0	0	20	0
S106 Affordable Housing Monies	255	429	0	0	0	684	0
<b>Enabling People Total</b>	<b>2,223</b>	<b>3,375</b>	<b>3,684</b>	<b>3,576</b>	<b>1,315</b>	<b>14,173</b>	<b>30</b>
Darnford Park (S106)	18	0	0	0	0	18	0
Canal Towpath Improvements	0	36	0	0	0	36	0
Loan to Council Dev Co.	0	675	0	0	0	675	116
Lichfield St Johns Community Link	0	35	0	0	0	35	0
Staffordshire Countryside Explorer	0	44	0	0	0	44	0
Equity in Council Dev Co.	225	0	0	0	0	225	0
Vehicle Replacement (Waste)	22	0	3,243	0	0	3,265	32
Vehicle Replacement (Other)	66	108	281	120	143	718	0
Bin Purchase	210	150	150	150	150	810	0
Dam Street Toilets	40	0	0	0	0	40	40
Env. Improvements: Upper St John St	0	7	0	0	0	7	0
Stowe Pool Improvements	57	0	0	0	0	57	5
Leomansley Area Improvement	0	3	0	0	0	3	0
Cannock Chase SAC	32	44	0	0	0	76	0
<b>Shaping Place Total</b>	<b>670</b>	<b>1,102</b>	<b>3,674</b>	<b>270</b>	<b>293</b>	<b>6,009</b>	<b>193</b>
Multi Storey Car Park Refurbishment	50	250	0	0	0	300	0
Coach Park	250	625	557	43	0	1,475	390
Birmingham Rd - Short Term Works	222	0	0	0	0	222	0
Car Parks Variable Message Signing	0	32	0	0	0	32	0
Vehicle Replacement (Car Parks)	0	10	0	0	0	10	0
Old Mining College: Access and signs	0	13	0	0	0	13	0
St. Chads Sculpture	0	5	0	0	0	5	5
<b>Developing Prosperity Total</b>	<b>522</b>	<b>935</b>	<b>557</b>	<b>43</b>	<b>0</b>	<b>2,057</b>	<b>395</b>
Property Investment Strategy	0	0	0	0	0	0	0
Property Planned Maintenance	90	289	180	215	0	774	774
Depot Sinking Fund	0	11	0	0	0	11	11
Equipment Storage	100	0	0	0	0	100	100
New Financial Information System	75	225	0	0	0	300	250
IT Infrastructure	154	35	15	0	0	204	204
IT Innovation	95	205	50	0	0	350	275
ICT Hardware	0	165	160	174	0	499	499
District Council House Repairs	50	188	110	0	0	348	310
<b>Good Council Total</b>	<b>564</b>	<b>1,118</b>	<b>515</b>	<b>389</b>	<b>0</b>	<b>2,586</b>	<b>2,423</b>
<b>Recommended Capital Programme</b>	<b>3,979</b>	<b>6,530</b>	<b>8,430</b>	<b>4,278</b>	<b>1,608</b>	<b>24,825</b>	<b>3,041</b>

Funding Source	Recommended Capital Programme					
	2020/21 £000	2021/22 £000	2022/23 £000	2023/24 £000	2024/25 £000	Total £000
Capital Receipts	522	1,296	604	219	0	2,641
Capital Receipts - Statue	0	5	0	0	0	5
Revenue - Corporate	182	0	0	213	0	395
<b>Corporate Council Funding</b>	<b>704</b>	<b>1,301</b>	<b>604</b>	<b>432</b>	<b>0</b>	<b>3,041</b>
Grant	1,052	2,207	1,815	1,316	1,315	7,705
Section 106	601	785	0	0	0	1,386
CIL	101	79	0	0	0	180
Reserves	1,030	1,730	252	120	143	3,275
Revenue - Existing Budgets	162	150	150	150	150	762
Sinking Fund	223	0	0	0	0	223
Leases	0	0	3,260	0	0	3,260
Internal Borrowing	0	0	0	0	0	0
<b>Total</b>	<b>3,873</b>	<b>6,252</b>	<b>6,081</b>	<b>2,018</b>	<b>1,608</b>	<b>19,832</b>
<b>External Borrowing</b>	<b>106</b>	<b>278</b>	<b>2,349</b>	<b>2,260</b>	<b>0</b>	<b>4,993</b>
<b>Grand Total</b>	<b>3,979</b>	<b>6,530</b>	<b>8,430</b>	<b>4,278</b>	<b>1,608</b>	<b>24,825</b>

### Reconciliation of Original Capital Programme to this Recommended Capital Programme

	2020/21 £000	2021/22 £000	2022/23 £000	2023/24 £000	2024/25 £000	Total £000	Cabinet or Decision Date	
<b>Original Budget Council 18/02/2020</b>	<b>17,751</b>	<b>13,636</b>	<b>18,821</b>	<b>4,051</b>	<b>0</b>	<b>54,259</b>		
<b>Approved Changes</b>								
Outdoor Gyms at Burntwood parks	34					34	26/02/2020	
Slippage from 2019/20	13,454					13,454	02/06/2020	
Money Matters 3 Months	(23,203)	23,232				29	08/09/2020	
Medium Term Financial Strategy (Revenue and Capital) 2020-25	(91)	(33,500)	(11,500)			(45,091)	06/10/2020	
Money Matters 6 Months	11	(209)	212	(157)	143	0	01/12/2020	
Money Matters 8 Months	(4,653)	3,097	941	428	384	197	09/02/2021	
Burntwood Leisure Centre	531	532				1,063		
<b>Service and Financial Planning Capital</b>								
<b>Bids</b>								
Bin Replacement					150	150	Medium Term Financial Strategy	
Beacon Park Equipment Storage	100					100		
Beacon Park Jogging Track	30					30		
Dam Street Public Conveniences Refurbishment	40					40		
Financial Information System		50				50		
Disabled Facilities Grants		(308)	(44)	(44)	906	510		
Energy Insulation Programme					10	10		
Home Repair Assistance Grants					15	15		
<b>Other Funding Changes</b>								
Decent Homes Standard grant funding								
Energy Insulation and Home Repair Assistance Grants	(25)					(25)		
<b>Recommended Capital Programme</b>	<b>3,979</b>	<b>6,530</b>	<b>8,430</b>	<b>4,278</b>	<b>1,608</b>	<b>24,825</b>		

## Capital Programme – 25 Year Model (1 to 10 years, 15 years, 20 years and 25 years)

Key Assumptions	Medium Term Financial Strategy					Additional Projections							
	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2034/35	2039/40	2044/45
Year	1	2	3	4	5	6	7	8	9	10	15	20	25
Population Projections	104,858	105,293	105,709	106,073	106,432	106,749	107,070	107,398	107,724	108,040	109,651	111,546	113,588
% Increase in Population		0.41%	0.40%	0.34%	0.34%	0.30%	0.30%	0.31%	0.30%	0.29%	0.32%	0.37%	0.33%
% of population 65 and over	24.13%	24.33%	24.48%	24.70%	24.88%	25.03%	25.31%	25.57%	25.80%	26.09%	27.33%	27.92%	27.63%
Projected Council Tax Base							42,176	42,497	42,818	43,139	44,744	46,349	47,954
<b>Asset Values (£000)</b>													
Buildings	34,633	35,665	38,571	40,874	47,774	47,774	47,774	47,774	47,774	47,774	47,774	47,774	47,774
Leisure Centre Cost above £5m				6,900									
Land	9,016												
Vehicles, Plant and Equipment	2,285												
<b>Other Assumptions</b>													
Core Budget Inflation Allowance						2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%
Asset Management Condition Allowance						0.30%							

Key Assumptions	Medium Term Financial Strategy					Additional Projections							
	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2034/35	2039/40	2044/45
Year	1	2	3	4	5	6	7	8	9	10	15	20	25
<b>New Assets</b>													
Loan in Council Company		675											
Replacement Leisure Centre	106	278	2,349	2,260									
Housing Investment	255	429											
New Coach Park	250	325	557	43									
New Coach Park - Land		300											
Equity in Council Company	225												
<b>Sub Total</b>	<b>836</b>	<b>2,007</b>	<b>2,906</b>	<b>2,303</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Existing Property</b>													
Property Planned Maintenance	90	289	180	215		140	143	146	149	152	167	185	204
BRS - Short Term Redevelopment	222												
Burntwood Leisure Centre	754	532											
Depot Sinking Fund		11											
Equipment Storage in Beacon Park	100												
District Council House	50	188	110										
Dam Street Toilets	40												
<b>Sub Total</b>	<b>1,256</b>	<b>1,020</b>	<b>290</b>	<b>215</b>	<b>0</b>	<b>140</b>	<b>143</b>	<b>146</b>	<b>149</b>	<b>152</b>	<b>167</b>	<b>185</b>	<b>204</b>

<u>Vehicles, Plant and Equipment</u>													
Bin Purchases	210	150	150	150	150	150	151	152	153	155	160	166	172
Vehicles - Waste	22		3,243							3,308			
Vehicles - Other	66	118	301	120	143	150	153	156	159	162	179	197	218
ICT Investment	249	405	225	174		175	179	182	186	190	209	231	255
New Financial Information System	75	225											
<b>Sub Total</b>	<b>622</b>	<b>898</b>	<b>3,919</b>	<b>444</b>	<b>293</b>	<b>475</b>	<b>482</b>	<b>490</b>	<b>498</b>	<b>3,814</b>	<b>549</b>	<b>595</b>	<b>645</b>
<u>Other Capital Investment</u>													
Disabled Facilities Grants	511	1,272	1,272	1,272	1,272	914	927	940	951	964	1,025	1,066	1,074
Home Repair Assistance / Energy Insulation	10	44	43	43	43	25	25	25	25	25	25	25	25
Other Projects	744	1,289											
<b>Sub Total</b>	<b>1,265</b>	<b>2,605</b>	<b>1,315</b>	<b>1,316</b>	<b>1,315</b>	<b>939</b>	<b>952</b>	<b>965</b>	<b>976</b>	<b>989</b>	<b>1,050</b>	<b>1,091</b>	<b>1,099</b>
<b>Total Modelled Expenditure</b>	<b>3,979</b>	<b>6,530</b>	<b>8,430</b>	<b>4,278</b>	<b>1,608</b>	<b>1,554</b>	<b>1,578</b>	<b>1,601</b>	<b>1,623</b>	<b>4,955</b>	<b>1,766</b>	<b>1,870</b>	<b>1,948</b>

Key Assumptions	Medium Term Financial Strategy					Additional Projections							
	2020/21 £000	2021/22 £000	2022/23 £000	2023/24 £000	2024/25 £000	2025/26 £000	2026/27 £000	2027/28 £000	2028/29 £000	2029/30 £000	2034/35 £000	2039/40 £000	2044/45 £000
<u>Corporate Funding</u>													
Capital Receipts	(522)	(1,296)	(604)	(219)		(490)	(291)						
Capital Receipts – Statue		(5)											
Revenue – Corporate	(182)			(213)									
<u>Other Funding</u>													
Disabled Facilities Grant – New	(1,110)	(1,096)	(906)	(906)	(906)	(914)	(927)	(940)	(951)	(964)	(1,025)	(1,066)	(1,074)
Disabled Facilities Grant – Existing	599	(176)	(366)	(366)	(366)								
Home Repair Assistance / Energy Insulation	(10)	(44)	(43)	(43)	(43)								
Other Grants	(531)	(891)	(500)										
Section 106	(601)	(785)											
CIL	(101)	(79)											
Reserves	(1,030)	(1,730)	(252)	(120)	(143)								
Revenue - Existing Budgets	(162)	(150)	(150)	(150)	(150)	(150)	(151)	(152)	(153)	(155)	(160)	(166)	(172)
Burntwood Leisure Centre Sinking Fund	(223)												
Finance Leases	0	0	(3,260)	0	0	0	0	0	0	(3,308)	0	0	0
<b>Total Modelled Funding</b>	<b>(3,873)</b>	<b>(6,252)</b>	<b>(6,081)</b>	<b>(2,017)</b>	<b>(1,608)</b>	<b>(1,554)</b>	<b>(1,369)</b>	<b>(1,092)</b>	<b>(1,105)</b>	<b>(4,427)</b>	<b>(1,186)</b>	<b>(1,232)</b>	<b>(1,246)</b>

<b>Annual Borrowing Need</b>	<b>106</b>	<b>278</b>	<b>2,349</b>	<b>2,260</b>	<b>0</b>	<b>0</b>	<b>209</b>	<b>509</b>	<b>518</b>	<b>528</b>	<b>581</b>	<b>638</b>	<b>702</b>
<b>Cumulative Borrowing Need</b>	<b>106</b>	<b>384</b>	<b>2,733</b>	<b>4,993</b>	<b>4,993</b>	<b>4,994</b>	<b>5,202</b>	<b>5,711</b>	<b>6,229</b>	<b>6,757</b>	<b>9,553</b>	<b>12,627</b>	<b>16,008</b>

### Minimum Revenue Provision Statement 2021/22

Where the Council finances capital expenditure by debt, it must put aside resources to repay that debt in later years. The amount charged to the revenue budget for the repayment of debt is known as Minimum Revenue Provision (MRP). Although there has been no statutory minimum since 2008. The Local Government Act 2003 requires this Council to have regard to the Ministry of Housing, Communities and Local Government's (MHCLG) guidance on MRP most recently issued in 2018.

The broad aim of the MHCLG Guidance is to ensure that debt is repaid over the period that is reasonably commensurate with that over which the capital expenditure provides benefits.

The MHCLG Guidance requires the Council to approve an annual MRP Statement each year, and recommends a number of options for calculating a prudent amount of MRP.

- For capital expenditure incurred after 1 April 2008 where no financial support is provided by the Government through the Finance Settlement, MRP will be determined by charging the expenditure over the expected useful life of the relevant asset in equal instalments. MRP on purchases of **freehold land** will be charged over a maximum of **50 years**. MRP on expenditure not related to assets but that has been **capitalised by regulation or direction** (Revenue Expenditure Funded by Capital under Statute or REFCUS) will be charged over a maximum of **20 years**.
- For assets acquired by **finance leases**, MRP will be determined as being equal to the **element of the charge that is used to reduce the Balance Sheet liability**.
- For **capital expenditure loans to third parties that are repaid** in annual or more frequent instalments of principal, the Council will make **nil MRP**, but instead apply the capital receipts arising to reduce the Capital Financing Requirement or Borrowing Need. In years where there is no principal repayment, MRP will be charged in accordance with the MRP policy for the assets funded by the loan, including where appropriate delaying the MRP until the year after the assets become operational.



## Treasury Management

### Introduction

Treasury management is the management of the Council's cash flows, borrowing and investments, and the associated risks. The Council has invested substantial sums of money and is therefore exposed to financial risks including the loss of invested funds and the revenue effect of changing interest rates. The successful identification, monitoring and control of financial risk are therefore central to the Council's prudent financial management.

Treasury risk management at the Council is conducted within the framework of the Chartered Institute of Public Finance and Accountancy's *Treasury Management in the Public Services: Code of Practice 2017 Edition* (the CIPFA Code) which requires the Council to approve a treasury management strategy before the start of each financial year. This report fulfils the Council's legal obligation under the *Local Government Act 2003* to have regard to the CIPFA Code.

Investments held for service purposes or for commercial profit are considered in a different report, the Investment Strategy.

As part of the MTFs, we prepare integrated Revenue Budgets and a Capital Programme. These budgets, together with the actual Balance Sheet from the previous financial year, are used to also prepare Balance Sheet projections. These Balance Sheet Projections are shown on the next page.

These Balance Sheet projections are significant in assessing the Council's Treasury Management Position in terms of borrowing requirement (including comparison to a **Liability Benchmark** explained below), investment levels and our Investment Policy and Strategy.

**A Liability benchmark** compares the Council's actual borrowing against an alternative strategy, a liability benchmark has been calculated showing the lowest risk level of borrowing. This assumes the same forecasts as used in the Balance Sheet projections, but that cash and investment balances are kept to a minimum level (**£10m**) to maintain sufficient liquidity but minimise credit risk through the use of Internal Borrowing.

CIPFA's *Prudential Code for Capital Finance in Local Authorities* recommends that the Council's total debt should be lower than its highest forecast Capital Financing Requirement (CFR) or Borrowing Need over the next three years. The table shows that the Council expects to comply with this recommendation (in 2020/21 debt is temporarily higher than the Capital Finance Requirement by £150k following the proposed early repayment of the Burntwood Leisure Centre Capital Investment).

	2019/20 £000	2020/21 £000	2021/22 £000	2022/23 £000	2023/24 £000	2024/25 £000
Capital Financing Requirement (Borrowing)	£3,162	£2,104	£2,336	£4,638	£6,852	£6,605
Capital Financing Requirement (Finance Leases)	£1,143	£623	£108	£2,853	£2,369	£1,885
<b>Total</b>	<b>£4,305</b>	<b>£2,727</b>	<b>£2,444</b>	<b>£7,491</b>	<b>£9,221</b>	<b>£8,490</b>

External Borrowing	(£2,449)	(£2,254)	(£2,059)	(£1,861)	(£6,662)	(£6,259)
Finance Leases	(£1,143)	(£623)	(£108)	(£2,853)	(£2,369)	(£1,885)
<b>Total</b>	<b>(£3,591)</b>	<b>(£2,877)</b>	<b>(£2,167)</b>	<b>(£4,714)</b>	<b>(£9,031)</b>	<b>(£8,144)</b>

Liability Benchmark	£22,652	£15,877	£11,755	£7,273	£71	(£1,064)
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## Balance Sheet Projections 2020-25

(Rounding may result in slight differences in figures in the wider Report)

	Type	2019/20 Actual £000s	2020/21 Budget £000s	2021/22 Budget £000s	2022/23 Budget £000s	2023/24 Budget £000s	2024/25 Budget £000s	2020/25 Change £000s
Non-Current Assets	ASSET	46,000	46,893	48,640	53,970	55,147	53,655	6,762
Equity Investment in Local Authority Company	ASSET	0	225	225	225	225	225	0
Long Term Debtors	CRED	141	141	141	141	141	141	0
Long Term Investment (Company Loan)	LOAN	0	0	675	675	675	675	675
Investments	INV	34,737 <sup>3</sup>	28,131	23,813	19,133	16,731	15,193	(12,938)
Borrowing	BOLE	(2,449)	(2,255)	(2,059)	(1,861)	(6,661)	(6,258)	(4,004)
Finance Leases	BOLE	(1,143)	(623)	(108)	(2,853)	(2,369)	(1,885)	(1,262)
Working Capital	CRED	(11,872)	(11,569)	(11,081)	(10,715)	(10,349)	(9,983)	1,586
Pensions	CRED	(32,718)	(31,370)	(33,493)	(35,752)	(34,494)	(36,711)	(5,342)
<b>TOTAL ASSETS LESS LIABILITIES</b>		<b>32,696</b>	<b>29,574</b>	<b>26,753</b>	<b>22,963</b>	<b>19,046</b>	<b>15,052</b>	<b>(14,522)</b>

<b>Unusable Reserves</b>								
Revaluation Reserve	REV	(9,425)	(9,425)	(9,425)	(9,425)	(9,425)	(9,425)	0
Capital Adjustment Account	CAP	(32,269)	(34,966)	(37,671)	(37,954)	(37,401)	(36,640)	(1,674)
Deferred Credits	CRED	(47)	(47)	(47)	(47)	(47)	(47)	0
Pension Scheme	CRED	32,718	33,700	34,711	35,752	36,824	37,929	4,230
Benefits Payable During Employment Adjustment Account	CRED	332	332	332	332	332	332	0
Collection Fund	CRED	(1,307)	6,018	1,037	518	0	0	(6,018)
Financial Instruments Reserve	CRED	544	384	384	384	384	384	0
<b>Usable Reserves</b>								
Unapplied Grants and Contributions	UGER	(2,938)	(2,563)	(1,633)	(1,590)	(1,546)	(1,503)	1,060
Usable Capital Receipts	UGER	(2,698)	(1,874)	(1,110)	(516)	(308)	(317)	1,557
Burntwood Leisure Centre Sinking Fund	UGER	(223)	0	0	0	0	0	0
Earmarked Reserves - Unrestricted	UGER	(6,794)	(10,508)	(3,760)	(3,061)	(2,591)	(2,676)	7,832
Earmarked Reserves - Restricted	UGER	(4,197)	(4,050)	(2,584)	(1,414)	(1,330)	(1,272)	2,778
General Fund Balance	GEN	(6,392)	(6,575)	(6,986)	(5,942)	(3,938)	(1,817)	4,758
<b>TOTAL EQUITY</b>		<b>(32,696)</b>	<b>(29,574)</b>	<b>(26,753)</b>	<b>(22,963)</b>	<b>(19,046)</b>	<b>(15,052)</b>	<b>14,522</b>

<b>Reserves Available to cover Investment Losses</b>		<b>(13,186)</b>	<b>(17,083)</b>	<b>(10,746)</b>	<b>(9,003)</b>	<b>(6,529)</b>	<b>(4,493)</b>	<b>12,590</b>
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<b>Summary</b>								
Capital Funding	CAP	(32,269)	(34,966)	(37,671)	(37,954)	(37,401)	(36,640)	(1,674)
Revaluation Reserve	REV	(9,425)	(9,425)	(9,425)	(9,425)	(9,425)	(9,425)	0
Borrowing and Leasing	BOLE	(3,591)	(2,878)	(2,167)	(4,714)	(9,030)	(8,143)	(5,266)
Non-Current Assets	ASSET	46,000	47,118	48,865	54,195	55,372	53,880	6,762
Investments	INV	34,737	28,131	23,813	19,133	16,731	15,193	(12,938)
Unapplied Grants & Earmarked Reserves	UGER	(16,850)	(18,995)	(9,088)	(6,582)	(5,775)	(5,768)	13,227
General Reserve	GEN	(6,392)	(6,575)	(6,986)	(5,942)	(3,938)	(1,817)	4,758
Long Term Debtors	DEBT	141	141	141	141	141	141	0
Long Term Investment (Company Loan)	LOAN	0	0	675	675	675	675	675
Working Capital & Pensions	CRED	(11,625)	(2,552)	(8,157)	(9,528)	(7,350)	(8,096)	(5,544)
<b>Total</b>		<b>(0)</b>	<b>(0)</b>	<b>(0)</b>	<b>(0)</b>	<b>(0)</b>	<b>(0)</b>	<b>0</b>
<b>Internal Borrowing</b>		<b>715</b>	<b>(150)</b>	<b>277</b>	<b>2,777</b>	<b>190</b>	<b>346</b>	<b>1,172</b>

<b>Liability Benchmark</b>								
Capital Financing Requirement (Borrowing)		3,163	2,104	2,335	4,637	6,851	6,604	4,500
Working Capital, Pensions & Long Term Debtors		(12,572)	(2,411)	(8,016)	(9,387)	(7,209)	(7,955)	(5,544)
Usable Reserves		(23,242)	(25,570)	(16,074)	(12,524)	(9,713)	(7,585)	17,985
Minimum Level of Investments		10,000	10,000	10,000	10,000	10,000	10,000	0
<b>Total</b>		<b>(22,652)</b>	<b>(15,877)</b>	<b>(11,755)</b>	<b>(7,273)</b>	<b>(71)</b>	<b>1,064</b>	<b>16,942</b>

<sup>3</sup> This figure includes accounting adjustments related to investments, without these adjustments the figure is £34.55m. The total cash invested at 31 March 2020 of £35.281m in the chart at para 3.18, is £34.737m plus the Financial Instruments Reserve of £0.544m.

### **Borrowing Strategy**

The Council currently projects **£2.255 million** of loans outstanding at the 31 March 2021, a decrease of **£0.193 million** on the previous year, as part of its strategy for funding previous years' capital programmes. The balance sheet forecast on the previous page shows that the Council does not expect to need to borrow in 2021/22. The Council may however borrow to pre-fund future years' requirements, providing this does not exceed the authorised limit for borrowing of **£10.987 million**.

**Objectives:** The Council's chief objective when borrowing money is to strike an appropriately low risk balance between securing low interest costs and achieving certainty of those costs over the period for which funds are required. The flexibility to renegotiate loans should the Council's long-term plans change is a secondary objective.

**Strategy:** Given the significant cuts to public expenditure and in particular to local government funding, the Council's borrowing strategy continues to address the key issue of affordability without compromising the longer-term stability of the debt portfolio. With short-term interest rates currently much lower than long-term rates, it is likely to be more cost effective in the short-term to either use internal resources, or to borrow short-term loans instead.

By doing so, the Council is able to reduce net borrowing costs (despite foregone investment income) and reduce overall treasury risk. The benefits of internal borrowing will be monitored regularly against the potential for incurring additional costs by deferring borrowing into future years when long-term borrowing rates are forecast to rise modestly. Arlingclose will assist the Council with this 'cost of carry' and breakeven analysis. Its output may determine whether the Council borrows additional sums at long-term fixed rates in 2021/22 with a view to keeping future interest costs low, even if this causes additional cost in the short-term.

The Council has previously raised all of its long-term borrowing from the PWLB but will consider long-term loans from other sources including banks, pensions and local authorities, and will investigate the possibility of issuing bonds and similar instruments, in order to lower interest costs and reduce over-reliance on one source of funding in line with the CIPFA Code. PWLB loans are no longer available to local authorities planning to buy investment assets primarily for yield; the Council intends to avoid this activity in order to retain its access to PWLB loans.

Alternatively, the Council may arrange forward starting loans, where the interest rate is fixed in advance, but the cash is received in later years. This would enable certainty of cost to be achieved without suffering a cost of carry in the intervening period.

In addition, the Council may borrow short-term loans to cover unplanned cash flow shortages.

**Sources of borrowing:** The approved sources of long-term and short-term borrowing are:

- HM Treasury's PWLB lending facility (formerly the Public Works Loan Board)
- any institution approved for investments (see below)
- any other bank or building society authorised to operate in the UK
- any other UK public sector body
- UK public and private sector pension funds (except Staffordshire County Pension Fund)
- capital market bond investors
- UK Municipal Bonds Agency plc and other special purpose companies created to enable local authority bond issues

**Other sources of debt finance:** In addition, capital finance may be raised by the following methods that are not borrowing, but may be classed as other debt liabilities:

- leasing
- hire purchase
- Private Finance Initiative
- sale and leaseback

**Municipal Bonds Agency:** UK Municipal Bonds Agency plc was established in 2014 by the Local Government Association as an alternative to the PWLB. It issues bonds on the capital markets and lends the proceeds to local authorities. This is a more complicated source of finance than the PWLB for two reasons: borrowing authorities will be required to provide bond investors with a guarantee to refund their investment in the event that the agency is unable to for any reason; and there will be a lead time of several months between committing to borrow and knowing the interest rate payable. Any decision to borrow from the Agency will therefore be the subject of a separate report to full Council.

**Short-term and variable rate loans:** These loans leave the Council exposed to the risk of short-term interest rate rises and are therefore subject to the interest rate exposure limits in the treasury management indicators below. Financial derivatives may be used to manage this interest rate risk (see section below).

**Debt rescheduling:** The PWLB allows authorities to repay loans before maturity and either pay a premium or receive a discount according to a set formula based on current interest rates. Other lenders may also be prepared to negotiate premature redemption terms. The Council may take advantage of this and replace some loans with new loans, or repay loans without replacement, where this is expected to lead to an overall cost saving or a reduction in risk.

### **Treasury Investment Strategy**

The Council holds significant invested funds, representing income received in advance of expenditure plus balances and reserves held. In the past 12 months, the Council's treasury investment balance has ranged between **£38.3 million** and **£50.4 million** due to the receipt of Business Grants that are invested short term pending payment, lower levels are expected to be maintained in the forthcoming year however this will be influenced by the COVID-19 pandemic.

**Objectives:** The CIPFA Code requires the Council to invest its treasury funds prudently, and to have regard to the security and liquidity of its investments before seeking the highest rate of return, or yield. The Council's objective when investing money is to strike an appropriate balance between risk and return, minimising the risk of incurring losses from defaults and the risk of receiving unsuitably low investment income. Where balances are expected to be invested for more than one year, the Council will aim to achieve a total return that is equal or higher than the prevailing rate of inflation, in order to maintain the spending power of the sum invested.

**Negative interest rates:** The COVID-19 pandemic has increased the risk that the Bank of England will set its Bank Rate at or below zero, which is likely to feed through to negative interest rates on all low risk, short-term investment options. Since investments cannot pay negative income, negative rates will be applied by reducing the value of investments. In this event, security will be measured as receiving the contractually agreed amount at maturity, even though this may be less than the amount originally invested.

**Strategy:** Given the increasing risk and very low returns from short-term unsecured bank investments, the Council aims to further diversify into more secure and/or higher yielding asset classes during 2021/22. This is especially the case for the estimated £10m that is available for longer-term investment. A reducing proportion of the Council's surplus cash remains invested in short-term unsecured bank deposits and money market funds. This diversification will represent a continuation of the strategy adopted in 2019.

**Business models:** Under the new IFRS 9 standard, the accounting for certain investments depends on the Council's "business model" for managing them. The Council aims to achieve value from its treasury investments by a business model of collecting the contractual cash flows and therefore, where other criteria are also met, these investments will continue to be accounted for at amortised cost.

**Approved counterparties:** The Council may invest its surplus funds with any of the counterparty types in the table below, subject to the limits shown (recommended changes are in red).

<b>Sector</b>	<b>Time limit</b>	<b>Counterparty limit</b>	<b>Sector limit</b>
The UK Government	50 years	Unlimited	n/a
Local authorities & other government entities	25 years	£2m	Unlimited
Secured investments *	25 years	£2m	Unlimited
Banks (unsecured) *	13 months	£1m	Unlimited
Building societies (unsecured) *	13 months	£1m	£2m
Registered providers (unsecured) *	5 years	£1m	£5m
Money market funds *	n/a	£4m	<b>Unlimited (Approved £21m)</b>
Strategic pooled funds	n/a	£4m	£10m
Real estate investment trusts	n/a	£1m	£5m
Other investments *	5 years	£0.5m	£2m

This table must be read in conjunction with the notes below

\* **Minimum credit rating:** Treasury investments in the sectors marked with an asterisk will only be made with entities whose lowest published long-term credit rating is no lower than **A-**. Where available, the credit rating relevant to the specific investment or class of investment is used, otherwise the counterparty credit rating is used. However, investment decisions are never made solely based on credit ratings, and all other relevant factors including external advice will be taken into account.

For entities without published credit ratings, investments may be made either (a) where external advice indicates the entity to be of similar credit quality; or (b) to a maximum of **£500,000 per counterparty** as part of a diversified pool e.g. via a peer-to-peer platform.

**Government:** Loans to, and bonds and bills issued or guaranteed by, national governments, regional and local authorities and multilateral development banks. These investments are not subject to bail-in, and there is generally a lower risk of insolvency, although they are not zero risk. Investments with the UK Government are deemed to be zero credit risk due to its ability to create additional currency and therefore may be made in unlimited amounts for up to 50 years.

**Secured investments:** Investments secured on the borrower's assets, which limits the potential losses in the event of insolvency. The amount and quality of the security will be a key factor in the investment decision. Covered bonds and reverse repurchase agreements with banks and building societies are exempt from bail-in. Where there is no investment specific credit rating, but the collateral upon which the investment is secured has a credit rating, the higher of the collateral credit rating and the counterparty credit rating will be used. The combined secured and unsecured investments with any one counterparty will not exceed the cash limit for secured investments.

**Banks and building societies (unsecured):** Accounts, deposits, certificates of deposit and senior unsecured bonds with banks and building societies, other than multilateral development banks. These investments are subject to the risk of credit loss via a bail-in should the regulator determine that the bank is failing or likely to fail. See below for arrangements relating to operational bank accounts.

**Registered providers (unsecured):** Loans to, and bonds issued or guaranteed by, registered providers of social housing or registered social landlords, formerly known as housing associations. These bodies are regulated by the Regulator of Social Housing (in England), the Scottish Housing Regulator, the Welsh Government and the Department for Communities (in Northern Ireland). As providers of public services, they retain the likelihood of receiving government support if needed.

**Money market funds:** Pooled funds that offer same-day or short notice liquidity and very low or no price volatility by investing in short-term money markets. They have the advantage over bank accounts of providing wide diversification of investment risks, coupled with the services of a professional fund manager in return for a small fee. Although no sector limit applies to money market funds, the Council will take care to diversify its liquid investments over a variety of providers to ensure access to cash at all times.

**Strategic pooled funds:** Bond, equity and property funds that offer enhanced returns over the longer term but are more volatile in the short term. These allow the Council to diversify into asset classes other than cash without the need to own and manage the underlying investments. Because these funds have no defined maturity date, but are available for withdrawal after a notice period, their performance and continued suitability in meeting the Council's investment objectives will be monitored regularly.

**Real estate investment trusts:** Shares in companies that invest mainly in real estate and pay the majority of their rental income to investors in a similar manner to pooled property funds. As with property funds, REITs offer enhanced returns over the longer term, but are more volatile especially as the share price reflects changing demand for the shares as well as changes in the value of the underlying properties.

**Other investments:** This category covers treasury investments not listed above, for example unsecured corporate bonds and company loans. Non-bank companies cannot be bailed-in but can become insolvent placing the Council's investment at risk.

**Operational bank accounts:** The Council may incur operational exposures, for example through current accounts, collection accounts and merchant acquiring services, to any UK bank with credit ratings no lower than BBB- and with assets greater than £25 billion. These are not classed as investments but are still subject to the risk of a bank bail-in, and balances will therefore be kept below **£500,000 per bank**. The Bank of England has stated that in the event of failure, banks with assets greater than £25 billion are more likely to be bailed-in than made insolvent, increasing the chance of the Council maintaining operational continuity.

**Risk assessment and credit ratings:** Credit ratings are obtained and monitored by the Council's treasury advisers, who will notify changes in ratings as they occur. The credit rating agencies in current use are listed in the Treasury Management Practices document. Where an entity has its credit rating downgraded so that it fails to meet the approved investment criteria then:

- no new investments will be made,
- any existing investments that can be recalled or sold at no cost will be, and
- full consideration will be given to the recall or sale of all other existing investments with the affected counterparty.

Where a credit rating agency announces that a credit rating is on review for possible downgrade (also known as "negative watch") so that it may fall below the approved rating criteria, then only investments that can be withdrawn on the next working day will be made with that organisation until the outcome of the review is announced. This policy will not apply to negative outlooks, which indicate a long-term direction of travel rather than an imminent change of rating.

**Other information on the security of investments:** The Council understands that credit ratings are good, but not perfect, predictors of investment default. Full regard will therefore be given to other available information on the credit quality of the organisations in which it invests, including credit default swap prices, financial statements, information on potential government support, reports in the quality financial press and analysis and advice from the Council's treasury management adviser. No investments will be made with an organisation if there are substantive doubts about its credit quality, even though it may otherwise meet the above criteria.



When deteriorating financial market conditions affect the creditworthiness of all organisations, as happened in 2008 and 2020, this is not generally reflected in credit ratings, but can be seen in other market measures. In these circumstances, the Council will restrict its investments to those organisations of higher credit quality and reduce the maximum duration of its investments to maintain the required level of security. The extent of these restrictions will be in line with prevailing financial market conditions. If these restrictions mean that insufficient commercial organisations of high credit quality are available to invest the Council’s cash balances, then the surplus will be deposited with the UK Government, or with other local authorities. This will cause investment returns to fall but will protect the principal sum invested.

**Investment limits:** The Council’s revenue reserves available to cover investment losses are forecast to be **£17 million** on 31<sup>st</sup> March 2021. In order that no more than 10% of available reserves will be put at risk in the case of a single default, the maximum that will be lent to any one organisation (other than the UK Government) will be **£2 million**. A group of entities under the same ownership will be treated as a single organisation for limit purposes.

Credit risk exposures arising from non-treasury investments, financial derivatives and balances greater than **£500,000** in operational bank accounts count against the relevant investment limits.

Limits are also placed on fund managers, investments in brokers’ nominee accounts and foreign countries as below. Investments in pooled funds and multilateral development banks do not count against the limit for any single foreign country, since the risk is diversified over many countries.

Investment limits

	<b>Cash limit</b>
Any group of pooled funds under the same management	£11m per manager
Negotiable instruments held in a broker’s nominee account	£12m per broker
Foreign countries	£2m per country

**Liquidity management:** The Council uses an excel spreadsheet for cash flow forecasting to determine the maximum period for which funds may prudently be committed. The forecast is compiled on a prudent basis to minimise the risk of the Council being forced to borrow on unfavourable terms to meet its financial commitments. Limits on long-term investments are set by reference to the Council’s medium-term financial plan and cash flow forecast.

The Council will spread its liquid cash over a number of providers (e.g. bank accounts and money market funds) to ensure that access to cash is maintained in the event of operational difficulties at any one provider.

The CIPFA Code requires the Council to include the following in its treasury management strategy.

**Financial derivatives:** Local authorities have previously made use of financial derivatives embedded into loans and investments both to reduce interest rate risk (e.g. interest rate collars and forward deals) and to reduce costs or increase income at the expense of greater risk (e.g. LOBO loans and callable deposits). The general power of competence in section 1 of the *Localism Act 2011* removes much of the uncertainty over local authorities' use of standalone financial derivatives (i.e. those that are not embedded into a loan or investment).

The Council will only use standalone financial derivatives (such as swaps, forwards, futures and options) where they can be clearly demonstrated to reduce the overall level of the financial risks that the Council is exposed to. Additional risks presented, such as credit exposure to derivative counterparties, will be taken into account when determining the overall level of risk. Embedded derivatives, including those present in pooled funds and forward starting transactions, will not be subject to this policy, although the risks they present will be managed in line with the overall treasury risk management strategy.

Financial derivative transactions may be arranged with any organisation that meets the approved investment criteria, assessed using the appropriate credit rating for derivative exposures. An allowance for credit risk calculated using the methodology in the Treasury Management Practices document will count against the counterparty credit limit and the relevant foreign country limit.

In line with the CIPFA Code, the Council will seek external advice and will consider that advice before entering into financial derivatives to ensure that it fully understands the implications.

**Financial derivatives:** In the absence of any explicit legal power to do so, the Council will not use standalone financial derivatives (such as swaps, forwards, futures and options). Derivatives embedded into loans and investments, including pooled funds and forward starting transactions, may be used, and the risks that they present will be managed in line with the overall treasury risk management strategy.

**Markets in Financial Instruments Directive:** The Council has opted up to professional client status with its providers of financial services, including advisers, banks, brokers and fund managers, allowing it access to a greater range of services but without the greater regulatory protections afforded to individuals and small companies. Given the size and range of the Council's treasury management activities, the Head of Finance and Procurement believes this to be the most appropriate status.

### **Financial Implications**

The budget for investment income in 2021/22 is **£0.350 million**, based on an average investment portfolio of **£35.81 million** at an interest rate of **0.96%**. The budget for external debt interest paid in 2021/22 is **£0.048 million**, based on an average external debt portfolio of **£2.13 million** at an average interest rate of **2.18%**. If actual levels of investments and borrowing, or actual interest rates, differ from those forecast, performance against budget will be correspondingly different.

Where investment income exceeds budget, e.g. from higher risk investments including pooled funds, or debt interest paid falls below budget, e.g. from cheap short-term borrowing, then yield in excess of **2.5%** of the revenue savings will be transferred to treasury management volatility reserves to cover the risk of capital losses or lower interest rates payable in future years.

### **Other Options Considered**

The CIPFA Code does not prescribe any particular treasury management strategy for local authorities to adopt. The Head of Finance and Procurement, having consulted the Cabinet Member for Finance, Procurement, Customer Services, Revenues and Benefits, believes that the above strategy represents an appropriate balance between risk management and cost effectiveness. Some alternative strategies, with their financial and risk management implications, are listed below.

<b>Alternative</b>	<b>Impact on income and expenditure</b>	<b>Impact on risk management</b>
Invest in a narrower range of counterparties and/or for shorter times	Interest income will be lower	Lower chance of losses from credit related defaults, but any such losses may be greater
Invest in a wider range of counterparties and/or for longer times	Interest income will be higher	Increased risk of losses from credit related defaults, but any such losses may be smaller
Borrow additional sums at long-term fixed interest rates	Debt interest costs will rise; this is unlikely to be offset by higher investment income	Higher investment balance leading to a higher impact in the event of a default; however long-term interest costs may be more certain
Borrow short-term or variable loans instead of long-term fixed rates	Debt interest costs will initially be lower	Increases in debt interest costs will be broadly offset by rising investment income in the medium term, but long-term costs may be less certain
Reduce level of borrowing	Saving on debt interest is likely to exceed lost investment income	Reduced investment balance leading to a lower impact in the event of a default; however long-term interest costs may be less certain

## Investment Strategy Report 2021/22

### Introduction

The Council invests its money for three broad purposes:

- because it has surplus cash as a result of its day-to-day activities, for example when income is received in advance of expenditure (known as **treasury management investments**),
- to support local public services by lending to or buying shares in other organisations (**service investments**), and
- to earn investment income (known as **commercial investments** where this is the main purpose).

This investment strategy is a new report, meeting the requirements of statutory guidance issued by the government in January 2018, and focuses on the second and third of these categories.

### Treasury Management Investments

The Council typically receives its income in cash (e.g. from taxes and grants) before it pays for its expenditure in cash (e.g. through payroll and invoices). It also holds reserves for future expenditure and collects local taxes on behalf of other local authorities and central government. These activities, plus the timing of borrowing decisions, lead to a cash surplus which is invested in accordance with guidance from the Chartered Institute of Public Finance and Accountancy. The balance of treasury management investments is expected to fluctuate between **£28.02 million** and **£41.72 million** during the 2021/22 financial year.

**Contribution:** The contribution that these investments make to the objectives of the Council is to support effective treasury management activities.

**Further details:** Full details of the Council's policies and its plan for 2021/22 for treasury management investments are covered in a separate document in this report, the treasury management strategy.

### Service Investments: Loans

**Contribution:** The Council lends money to its employees for car loans, inherited housing loans from Birmingham City Council, makes loans to individuals to reduce the risk of homelessness and will lend to its subsidiary to support the development of local housing.

**Security:** The main risk when making service loans is that the borrower will be unable to repay the principal lent and/or the interest due. In order to limit this risk, and ensure that total exposure to service loans remains proportionate to the size of the Council, upper limits on the outstanding loans to each category of borrower have been set as follows:

Category of borrower	31.3.2020 actual			2020/21	2021/22
	Balance owing	Loss allowance	Net figure in accounts	Projection	Proposed Limit
Subsidiaries	£0	£0	£0	£0	£675,000
Employees – car loans	£1,309	£0	£1,309	£0	£100,000
Housing Loans - secured	£44,320	£0	£44,320	£44,320	£45,000
Housing Loans - unsecured	£2,771	£0	£2,771	£2,771	£3,000
Homelessness Loans	£16,903	(£16,903)	£0	£0	£50,000
<b>TOTAL</b>	<b>£65,303</b>	<b>(£16,903)</b>	<b>£48,400</b>	<b>£47,091</b>	<b>£873,000</b>

Accounting standards require the Council to set aside loss allowance for loans, reflecting the likelihood of non-payment. The figures for loans in the Council's statement of accounts from 2019/20 onwards will be shown net of this loss allowance. However, the Council makes every reasonable effort to collect the full sum lent including placing charges on properties for housing loans (secured) and has appropriate credit control arrangements in place to recover overdue repayments.

**Risk assessment:** The most significant loan for a service purpose is the **£675,000** loan for **5 years** to the Council Development Company for the provision of housing. The Board of Directors of the Company will initially consist of Council employees and therefore the Council will be able to manage the repayment risk through project due diligence and the monitoring of selected projects.

#### **Commercial Investments: Property**

See the Capital Strategy at **APPENDIX B**.

#### **Loan Commitments and Financial Guarantees**

See the Capital Strategy at **APPENDIX B**.

#### **Proportionality**

See the Capital Strategy at **APPENDIX B**.

#### **Borrowing in Advance of Need**

Government guidance is that local authorities must not borrow more than or in advance of their needs purely in order to profit from the investment of the extra sums borrowed. The Council does not currently plan to undertake this type of activity.

## Capacity, Skills and Culture

See the Capital Strategy at **APPENDIX B**.

### Investment Indicators

The Council has set the following quantitative indicators to allow elected members and the public to assess the Council's total risk exposure as a result of its investment decisions.

**Total risk exposure:** The first indicator shows the Council's total exposure to potential investment losses. This includes amounts the Council is contractually committed to lend but have yet to be drawn down and guarantees the Council has issued over third party loans.

Total Investment Exposure	31/03/20 Actual £000	31/03/21 Forecast £000	31/03/22 Forecast £000	31/03/23 Forecast £000	31/03/24 Forecast £000	31/03/25 Forecast £000
Treasury Management Investments	£34,737	£28,131	£23,813	£19,133	£16,731	£15,193
Commercial Investments: Property	£4,075	£4,075	£4,075	£4,075	£4,075	£4,075
<b>TOTAL INVESTMENTS</b>	<b>£38,812</b>	<b>£32,206</b>	<b>£27,888</b>	<b>£23,208</b>	<b>£20,806</b>	<b>£19,268</b>
Commitments to Lend	£0	£0	£675	£675	£675	£675
<b>TOTAL EXPOSURE</b>	<b>£38,812</b>	<b>£32,206</b>	<b>£28,563</b>	<b>£23,883</b>	<b>£21,481</b>	<b>£19,943</b>

**How investments are funded:** Government guidance is that these indicators should include how investments are funded. Since the Council does not normally associate particular assets with particular liabilities, this guidance is difficult to comply with. However, the Council does not currently intend purchasing any commercial type investments. The remainder of the Council's investments are funded by usable reserves and income received in advance of expenditure

**Rate of return received:** This indicator shows the investment income received less the associated costs, including the cost of borrowing where appropriate, as a proportion of the sum initially invested. Note that due to the complex local government accounting framework, not all recorded gains and losses affect the revenue account in the year they are incurred.

Investment rate of return (net of all costs)

Investments Net Rate of Return	31/03/20 Actual %	31/03/21 Forecast %	31/03/22 Forecast %	31/03/23 Forecast %	31/03/24 Forecast %	31/03/25 Forecast %
Treasury Management Investments	1.18%	0.77%	0.96%	1.08%	1.29%	1.66%
<u>Property Investments</u> Property (excluding valuation changes)	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
<b>ALL INVESTMENTS</b>	<b>4.18%</b>	<b>3.77%</b>	<b>3.96%</b>	<b>4.08%</b>	<b>4.29%</b>	<b>4.66%</b>

Other Investment Indicators	31/03/20 Actual %	31/03/21 Forecast %	31/03/22 Forecast %	31/03/23 Forecast %	31/03/24 Forecast %	31/03/25 Forecast %
Investment Property Income as a proportion on Net Operating Cost	2.76%	2.52%	2.53%	2.50%	2.57%	2.50%

See the Capital Strategy at **APPENDIX B**.

## CFO Report on Robustness of the Budget and Adequacy of Reserves – Supporting Information

### Context

In accordance with the Local Government Act 2003 (Sections 25-27) and to comply with CIPFA Guidance on Local Authority Reserves and Balances, the CFO is required to formally report to Members on the robustness of the Budget and the adequacy of Reserves. The CFO is appropriately qualified under the terms of Section 113 of the Local Government Finance Act 1988.

### Adequacy of Reserves

The CFO assesses and determines the appropriate level of Reserves and Provisions using a variety of mechanisms, including:

- Being significantly involved in the Budget setting process, the annual financial cycle and engaged in the strategic leadership of the organisation as a member of the Leadership Team including wider corporate roles beyond that of finance;
- Leading and writing on the annual revision of the MTFs;
- Challenging the budget at various stages of preparation, including the reasonableness of the key budget assumptions and sensitivities such as estimates for inflation and corporate financial pressures, realism of income targets and the extent to which known trends and liabilities are provided for:
  - Meetings with specific colleagues to examine particular areas or issues;
  - An in-depth review of the financial risks assessment;
  - Review of the movements, trends (including a comparison to the level at other Councils) and availability of contingency, provisions and earmarked reserves to meet unforeseen cost pressures in the context of future pressures and issues;
  - The use of professional experience and best professional judgement;
  - The use of appropriate professional, technical guidance and local frameworks;
  - Knowledge of the colleagues involved in the process, particularly finance professionals, including their degree of experience and qualifications;
  - Review of the strength of financial management and reporting arrangements, including internal control and governance arrangements. This is undertaken in consultation with relevant colleagues and Members of the Cabinet.

It is prudent for Councils to maintain an adequate 'working balance', that is part of General Reserves. A Risk Assessment approach is used to determine the required level of General Reserves and Provisions.

The Council's aim is to have a prudent level of General Reserves available for unforeseen financial risks. The Council projects available general reserves of **£6,574,824** at 31 March 2021 and **£6,986,000** at 31 March 2022. This is **55%** and **58%** of the amount to be met from Government Grants and Local Taxpayers in 2021/22 of **£11,951,000**.

The minimum level of Reserves for 2021/22 onwards is **£1,600,000** and has been determined by Risk Assessment.

In recommending an adequate level of Reserves, the CFO considers and monitors the opportunity costs of maintaining particular levels of Reserves and Balances and compares these to the benefits accrued from having such Reserves. The opportunity cost of maintaining a specific level of Reserves is the 'lost'

opportunity for example, of investing elsewhere to generate additional investment income, or using the funds to invest in service improvements.

In assessing this, it is important to consider that Reserves can only be used once and are therefore potentially only "one off" sources of funding. Therefore, any use of General Reserves above the lower minimum threshold is only ever used on one-off items of expenditure.

Expenditure - the level of Reserves is also determined by use of a comprehensive risk assessment to ensure they represent an appropriately robust "safety net" that adequately protects the Council against potential unbudgeted costs.

### Use of General Revenue Reserves

The above assessment demonstrates that General Revenue Reserves are at an appropriate level as determined in accordance with the MTFS and the CFO's professional advice. The MTFS allows any Reserves above the level required by the Strategy to be used to fund one-off items of expenditure. No General Revenue Reserves below the minimum threshold are being used to support the 2021/22 budget and beyond.

CIPFA provides guidance for determining the minimum level of Reserves. The Council uses the method based on risk assessment. The approach to the risk assessment of Reserves has taken into account CIPFA guidance (LAAP 99) (Guidance note on Local Authority Reserves and Balances).

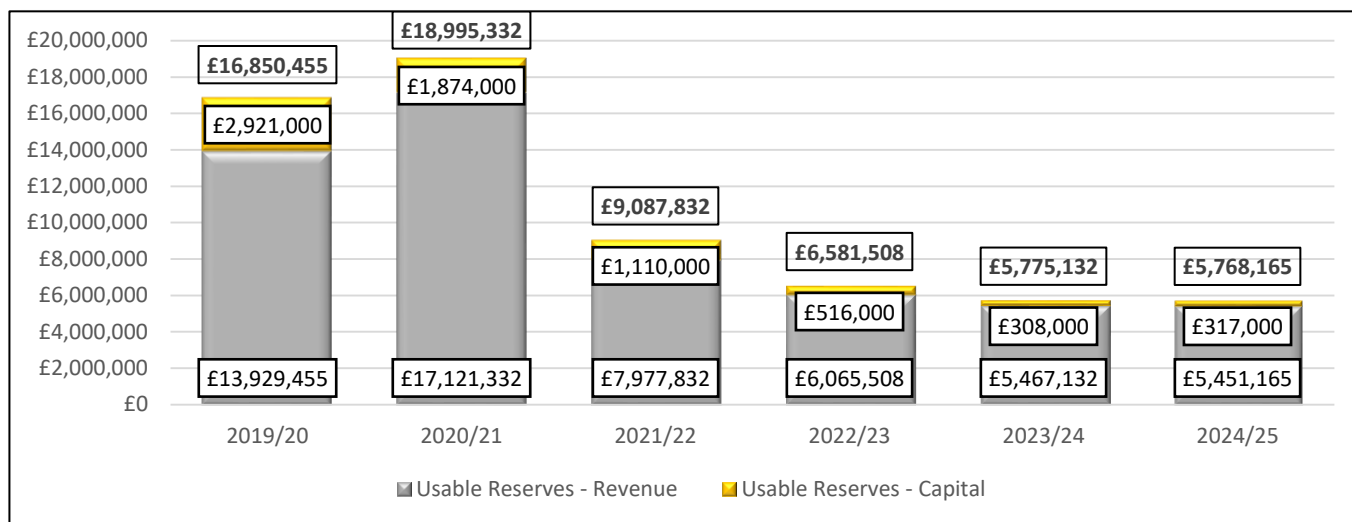
The table below shows the financial risk assessment made for **2021/22** with increases in the level of risk shown as positive numbers (red) and reductions in the level of risk enclosed in brackets (green):

Activity Area	Severity of Risk	2021/22 Reserve Amounts £	2020/21 Reserve Amounts £	Change £
Capital Strategy	Material	£264,000	£149,000	£115,000
Business Rates	Severe	£69,000	£264,000	(£195,000)
Partnerships and Outsourcing	Tolerable	£152,000	£37,000	£115,000
High Risk Streams of Income including Fees and Charges	Severe	£645,000	£587,000	£58,000
Inflation Assumptions	Material	£155,000	£233,000	(£78,000)
Demand Led Services	Material	£90,000	£90,000	£0
Collection of Income Performance	Material	£139,000	£133,000	£6,000
Civil Contingency	Tolerable	£127,000	£127,000	£0
Other	Tolerable	(£41,000)	(£20,000)	(£21,000)
<b>Total Minimum Reserves</b>		<b>£1,600,000</b>	<b>£1,600,000</b>	<b>£0</b>



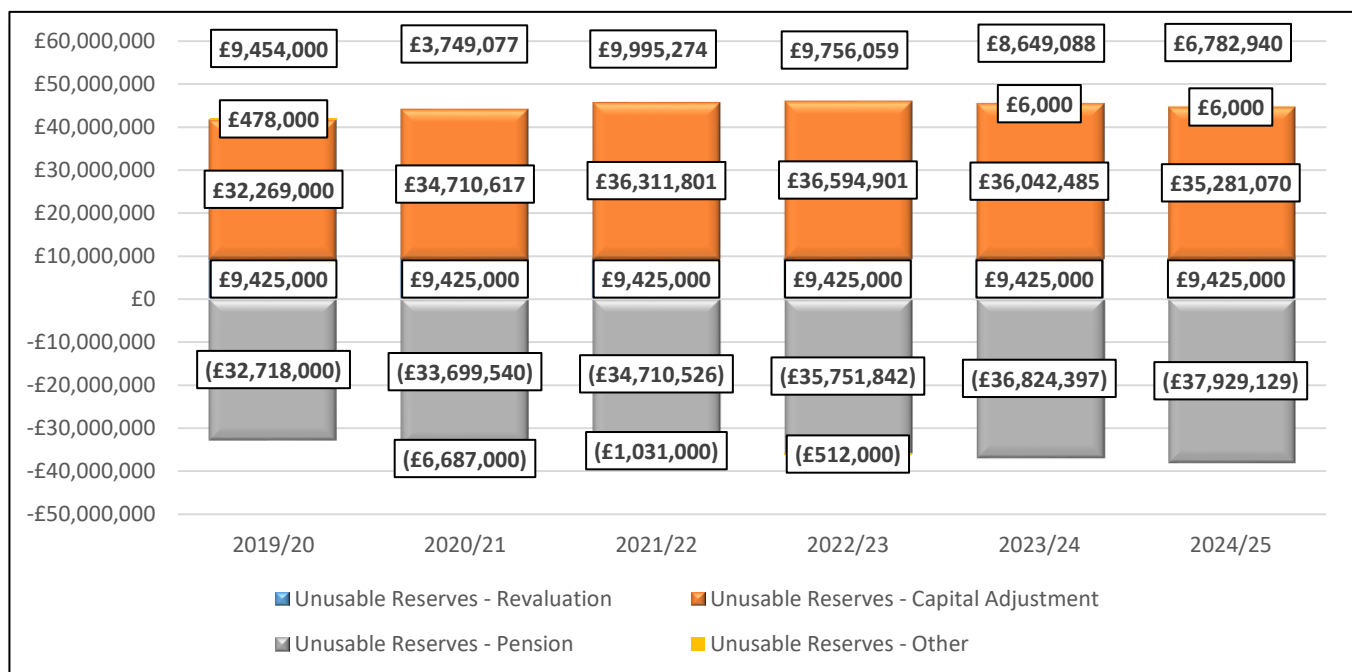
**Other Reserves (in addition to General Reserves)**

A review of the level of Earmarked Reserves has been undertaken as part of the annual Budget preparation. The projected levels are shown below:



Ongoing review of Earmarked Reserves takes place as part of the Money Matters Reports in line with the approved earmarked reserves policy to ensure we are only holding funds for known and essential purposes.

The Council also holds other Unusable Reserves that arise out of the interaction of legislation and proper accounting practice and the Balance Sheet projections are shown below:



The CFO has been involved throughout the entire budget process, including revising the MTFs, input to the drafting of the budget, the ongoing financial monitoring and reporting process, evaluation of investments and savings, engagement with Members of the Cabinet and Overview and Scrutiny Committees, advising colleagues, the strategic choices activities, challenge and evaluation activities, and scrutiny of the budget. The following sections of this statement outline particular activities and documents.

**Process** - a robust budget process has been used within the overall context of the MTFs.

**Timetable** - the process started in July 2020 and the draft budget was completed in November 2020 prior to the Provisional Financial Settlement for Local Government 2021/22. This enabled formal scrutiny of the budget making process in January 2021. The final budget is due to be set at Council on 16 February 2021, well within the statutory deadline.<sup>4</sup>

**Member involvement and Scrutiny** (including budget monitoring) - formal Member involvement has been extensive, particularly through the Cabinet in conjunction with Leadership Team, Strategic Overview & Scrutiny Committee and Audit and Member Standards Committee, which has fed upwards to Cabinet.

**Consultation** – from 22 October 2020 to 31 December 2020, we carried out a budget consultation to find out what people who live in the District think about the services we provide and their view on an acceptable level of Council Tax increase.

**Challenge** - there are various points of challenge at various stages of the Budget, meetings of Leadership Team, Cabinet and the Scrutiny process itself.

**Localism Act - Right to approve or veto excessive Council Tax rises** - The Secretary of State has determined a **2%** or **£5.00** (whichever is the higher) limit for Council Tax increases for 2021/22. If an Authority proposes to raise taxes above the limit they will have to hold a referendum to get approval for this from the local voters who will be asked to approve or veto the rises.

**Ownership and accountability** - the budget has progressed through the Service and Financial Planning process including review by management within services and Leadership Team. Budget holders were sent copies of budget estimate working papers for their respective areas of service responsibility.

**Current financial position** - the budget is a statement of financial intent, reflecting The Council's vision, plans and priorities. It also sets the financial spending parameters for each financial year and as such, the CFO assessment of the adequacy of Reserves, also includes the risk of services overspending and/or under-spending their budgets and the impact of this on the financial health of the Council and its level of Reserves. The current financial position has been reported throughout the year.

**Key assumptions** - The pay and prices used in the budget are derived from current intelligence, are considered appropriate and compare with those used by other Councils. Fees and charges have been reviewed and changes are reflected in the overall budget. The Capital Receipts to be used for the Capital Programme are based on estimates of both timing and value.

**Financial risks** – The Council continues to use an embedded good practice Risk Assessment approach both when setting the Budget and in validating estimated outturns. This continues for the 2020/21 outturn and 2021/22 plus Budget. The minimum level of General Reserves is considered to be adequate to cover all but the most unusual and serious combination of risks.

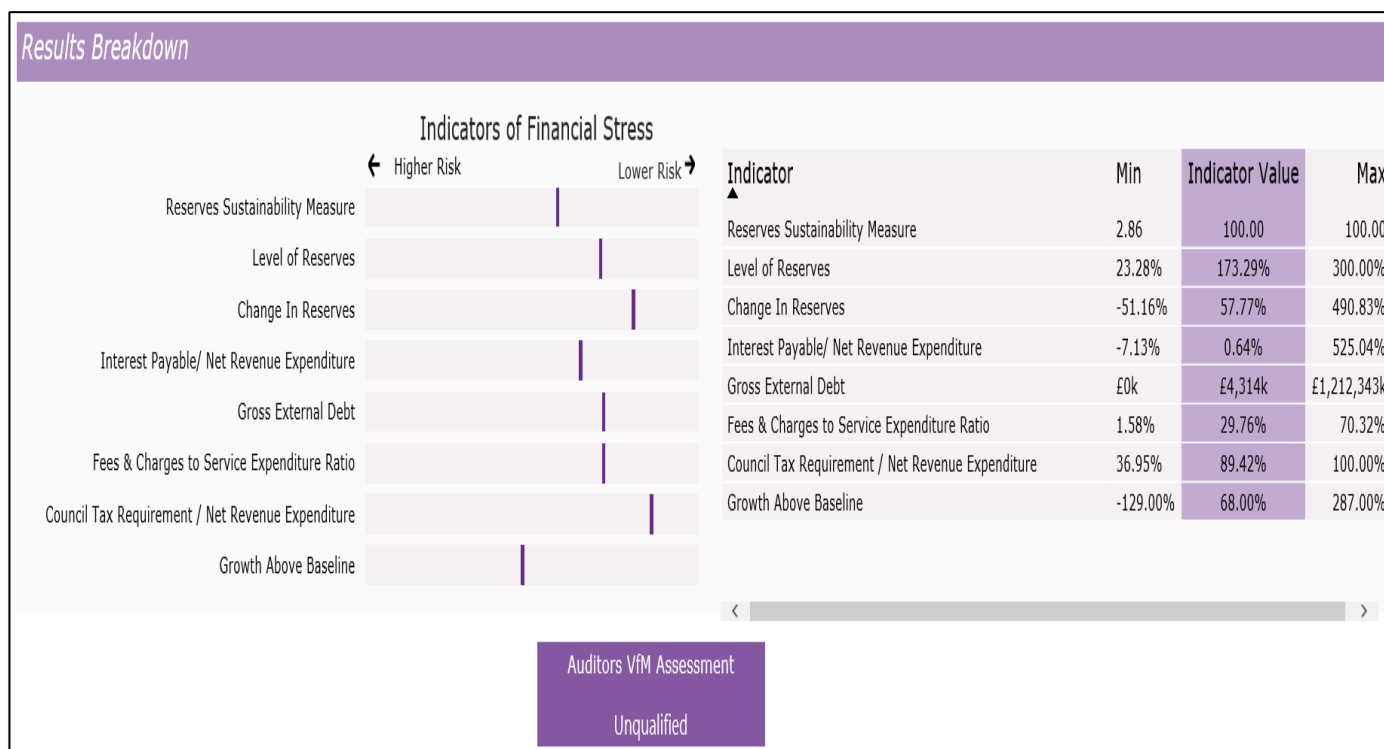
### **The CIPFA Resilience Index**

CIPFA published the first release of its Resilience Index in December 2019. The selection of indicators has been informed by the extensive financial resilience work undertaken by CIPFA over the past four years, public consultation and technical stakeholder engagement. The Resilience Index for 2020 has been delayed due to incomplete provisional data and is scheduled for release in early February 2021 subject to MHCLG data release timetables and CIPFA's own internal assurance. In the interim, the index for 2019 using a range of measures associated with financial risk is republished on the following page.

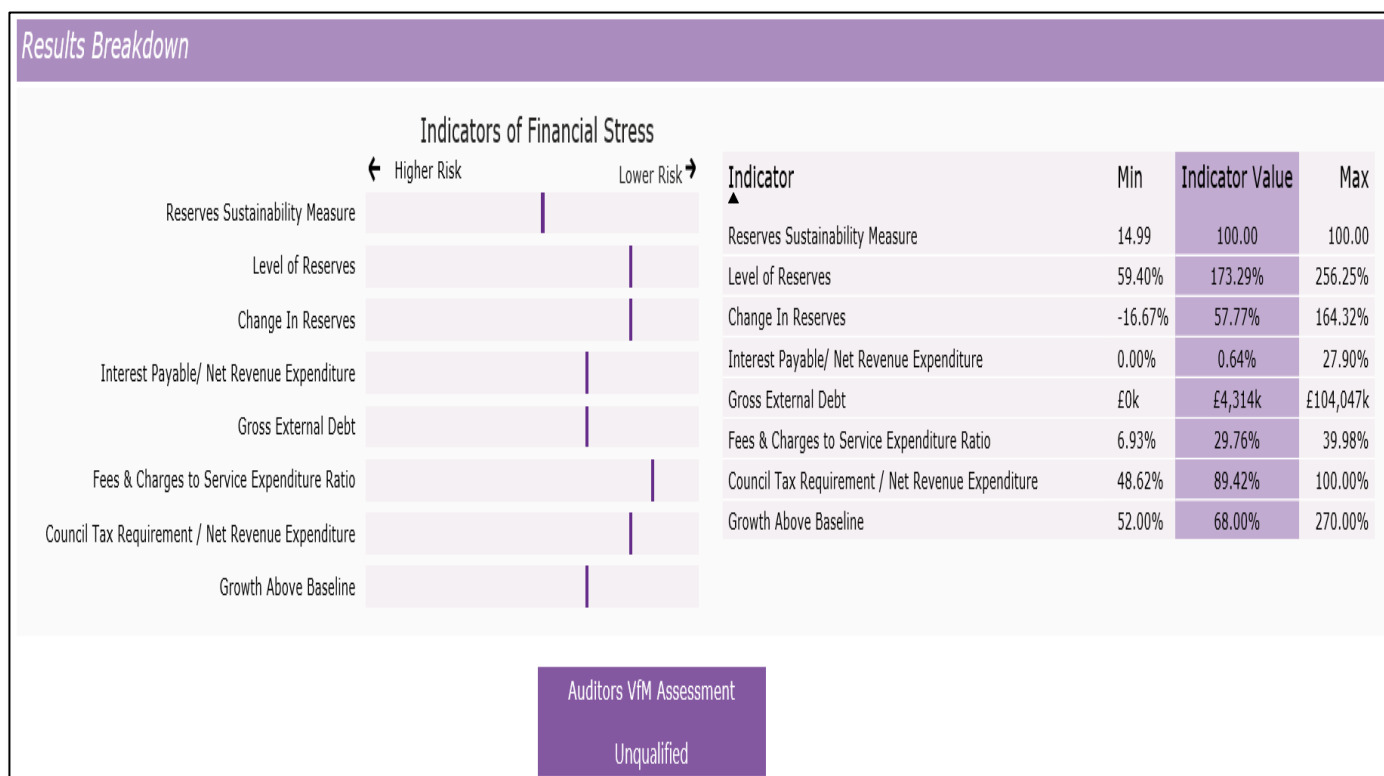
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<sup>4</sup> Statutory deadline date for setting Council Tax is by 11 March 2021.

District Councils



Nearest Neighbours



**Summary - Opinion of CFO on the Adequacy of Reserves and the Robustness of the Estimates**

I am of the opinion that for a Council of this size and with our recent record of prudent spending, effective Risk Management, robust budgeting and effective Budget monitoring and control, a General Minimum Reserve level of **£1,600,000** remains adequate.

# Budget Consultation Report

January 2021

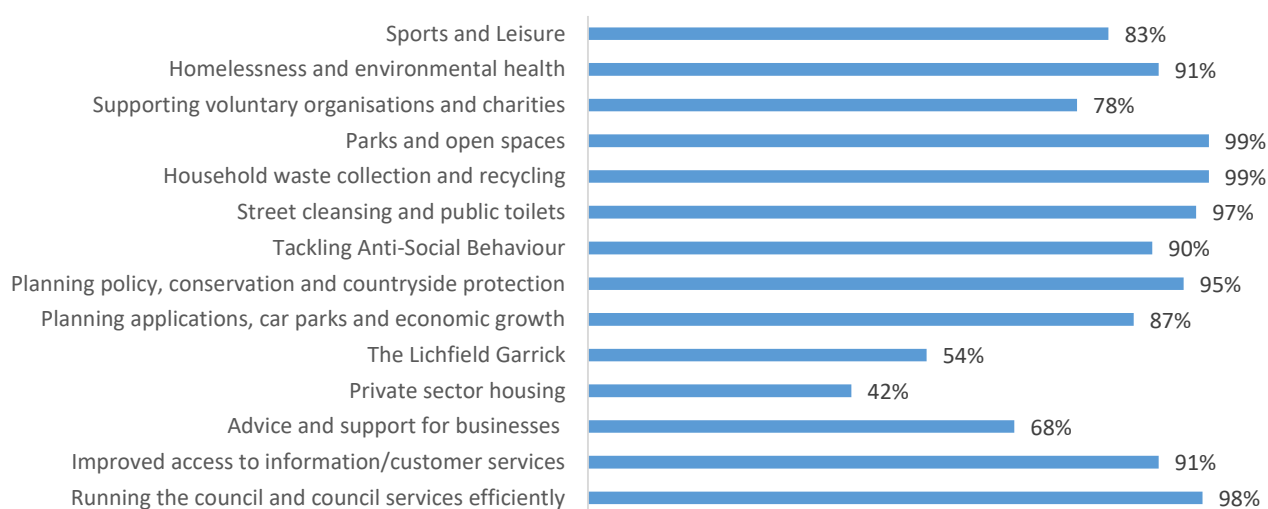
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## 1. Executive Summary

Lichfield District Council has four strategic priorities set out in its Strategic Plan for 2020 to 2024. These priorities are to Enable People, Shape Place, Develop Prosperity and Be a Good Council. Introductory questions in the consultation returned results that demonstrate a general level of trust and satisfaction with Lichfield District Council but less certainty on the extent to which residents feel informed the Council's activities and the extent to which it delivers value for money.

The budget consultation invited respondents to consider a wide range of service areas that fit under these strategic priorities. The areas that were highlighted as most important were Parks and Open Spaces, Household Waste Collection and Recycling and Running the Council and its services efficiently. Also in the top five areas of importance were Street Cleansing and Planning Policy.



### Spending Priorities and Council Tax

There was a general feeling from respondents to the survey that spending should be maintained rather than increased across the majority of service areas. Only in two areas were the majority of respondents in favour of reducing spending – the Lichfield Garrick and Private Sector Housing.

### Fees and income

The largest proportion of respondents (68%) felt that either Lichfield District Council's approach to fees was currently about right or that no additional fees should be introduced. Only 32% felt that there was scope for increases and put forward alternative suggestions for sources of income generation which ranged from commercial sponsorship, increased for more regular fines, large-scale events or ideas for reductions in spending.

### Council Tax

The majority of respondents (86%) indicated that an increase in Council Tax would be acceptable with 63% of the total expressing that an increase of 2% or £5 would be acceptable to them.

## 2. Introduction

In the next financial year (2020/21) Lichfield District Council will spend around £11million (£10,991,000) on local services. Over £7million (£7,029,000) of this figure is generated through council tax. The balance (£3,962,000) will be funded through business rates, other grants, surpluses and New Homes Bonus.

The government has been reducing the amount of core government grant received by local authorities every year, and next year Lichfield District Council could be required to pay an amount to the Government (although this will be subject to the Spending Review). This means facing significant and ongoing challenges providing the same level of services, and either needing to make further savings or generate additional income to fund the services delivered.

Talking to residents and getting their views plays an important part in the process of shaping future decisions on budget priorities and setting council tax.

A total of 150 people responded to the survey. This represents 0.2% of the adult population of the district. A full breakdown of respondents can be found in Appendix 1.

## 3. Methodology

The questionnaire used for the budget consultation was based on the template used in the previous budget consultation exercise and updated to reflect strategic priorities from Lichfield District Council's Strategic Plan 2020 – 2024. The questionnaire also includes a range of questions derived from Staffordshire County Council's Feeling the Difference survey which gave residents an opportunity to give their views on their local area as a place to live, and local public services.

The budget consultation was launched on 22 October and was open until 31 December 2020.

The questionnaire was accessible on-line through the Lichfield District Council website and promoted through the media and social media. The budget consultation was also promoted in the printed LDC News magazine distributed to 44,000 homes in November 2020 and through a newly launched e-news that was sent to 6000 subscribers.

Plans to hold events and displays to promote the consultation and broaden the scope of information gathering and discussion around strategic and budget priorities were suspended due to coronavirus restrictions at local and national level.

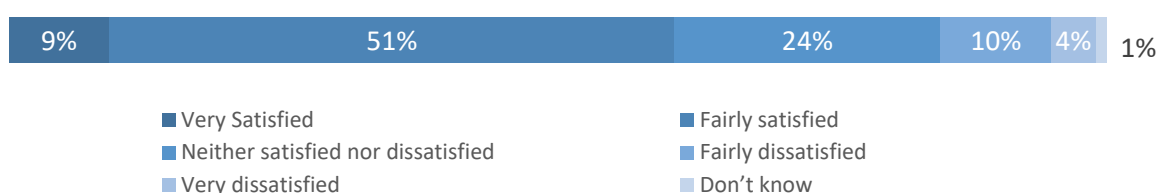
## 4. Results

### 4.1 - Opinions about Lichfield District Council

Respondents were asked to express their overall opinions about Lichfield District Council. This section questions was taken from the question set used in the Staffordshire County Council’s ‘Feeling the Difference’ and previously used as part of Lichfield’s strategic indicator set.

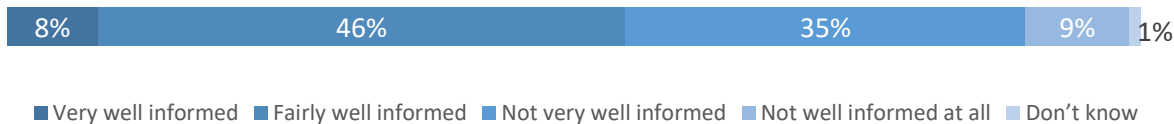
#### Overall satisfaction

The majority of respondents (60%) stated that they were either fairly or very satisfied with the performance of Lichfield District Council.



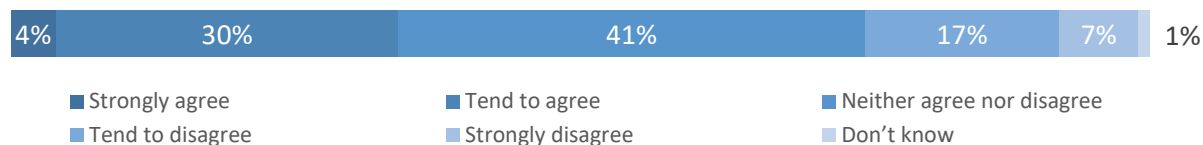
#### Keeping residents informed

The majority of respondents (54%) indicated that they felt fairly or very well information about Lichfield District Council Services against 44% that believed they were not well informed.



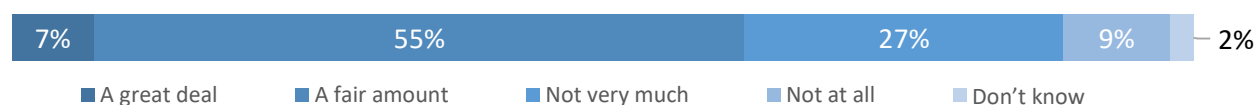
#### Providing value for money

A total of 34% of respondents felt that Lichfield District Council provides value for money with 24% expressing the view that the authority did not. The largest proportion of respondents (41%) answered that they neither agreed nor disagreed with the statement.



#### Trust in Lichfield District Council

The majority of respondents (62%) expressed that they had trust in Lichfield District Council with 34% saying that they did not.





## 4.2 - Services Provided

Respondents were provided with a list of service areas delivered or supported by Lichfield District Council and asked to rate the importance each service area. The service areas were themed under each of the strategic priorities;

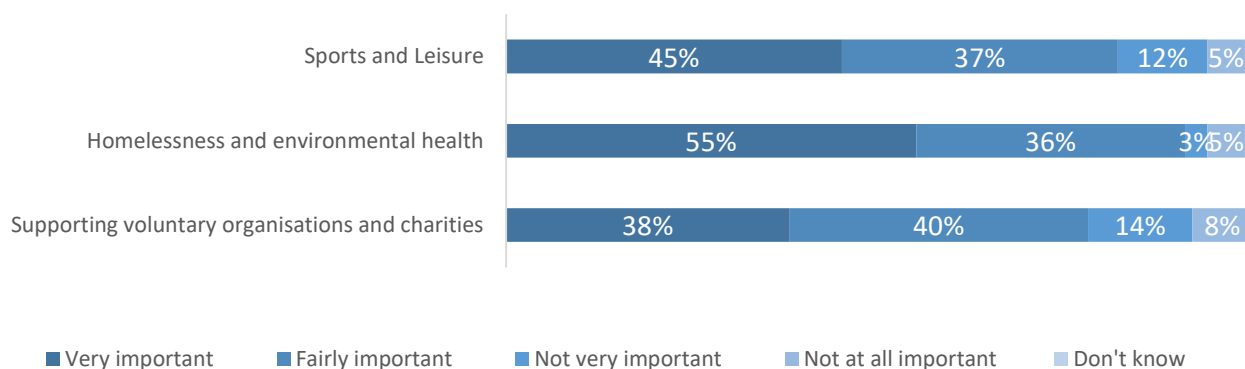
- Enabling people
- Shaping place
- Developing prosperity
- Being a good council

The rating scale approach is the same as the scale used in the previous budget consultation survey to enable comparison between results. The Fairly and Very important scores have been combined to provide an overall importance rating. Where the 'level of support' is quoted this is defined as;

- High                75% – 100% agree the service is important
- Moderate        50% – 74% agree the service is important
- Some             25% - 49% agree the service is important
- Low                0% - 24% agree the service is importance

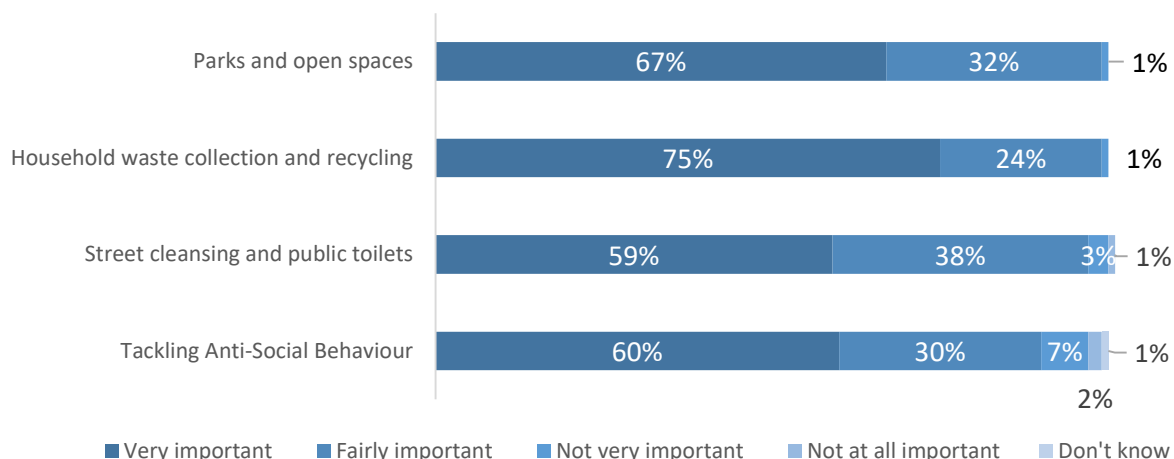
### Enabling People

A high proportion of respondents (82%) felt Sports and Leisure were important. This ranked these services 10<sup>th</sup> in the overall list of priorities. There was also a high level of support attached to Homelessness and environmental health (91%) which placed 6<sup>th</sup> in the list of priorities. Supporting voluntary organisations was rated as high importance by 78% of respondents and ranked 11<sup>th</sup> out of the 14 service areas.



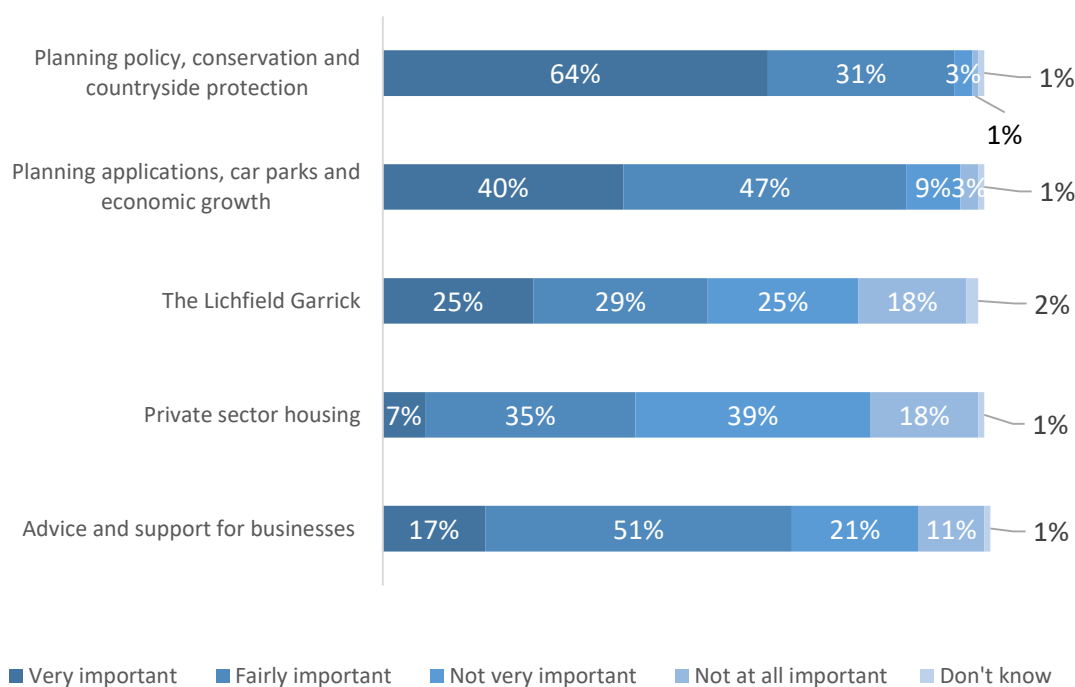
### Shaping Place

Both Parks and open spaces and household waste and recycling received the highest importance score of all 14 service priorities with 99% of respondents rating them as high importance. This is consistent with the previous budget consultation survey where waste collection from homes was ranked as the highest priority with a score of 91%. Street cleansing and public toilets was also rated as high importance (97%) and was the 4<sup>th</sup> rated priority.



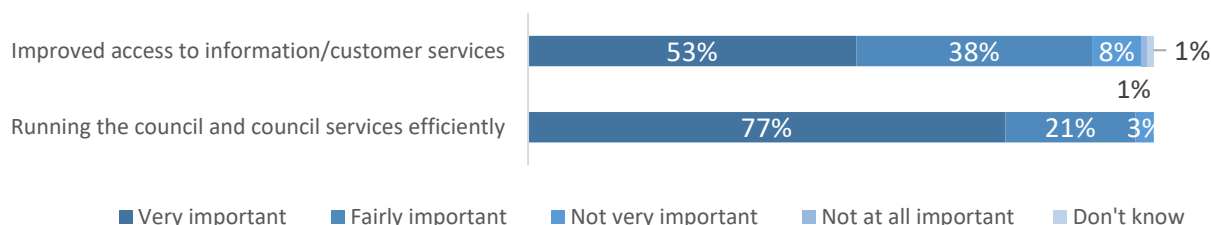
### Developing Prosperity

Private Sector housing was rated as a priority by some respondents (42%) making it the lowest ranked of all priorities. Support for the Garrick Theatre was rated as a moderate priority by respondents (54%) making it 13th out of 14 priority areas. This is slightly higher than the previous survey where the Garrick was only a priority for some residents (26%) when listed as a joint priority with the arts.



### Being a good council

Improving access to information and customer services was rated as high importance by respondents (91%) whilst the importance of running the council and its services in an efficient manner was rated as the 3<sup>rd</sup> highest priority on the list with 98% of respondents rating this as fairly or very important.



### 4.3 - Spending Priorities

Using the same list of priority areas, respondents were asked to state whether spending in each service area should be;

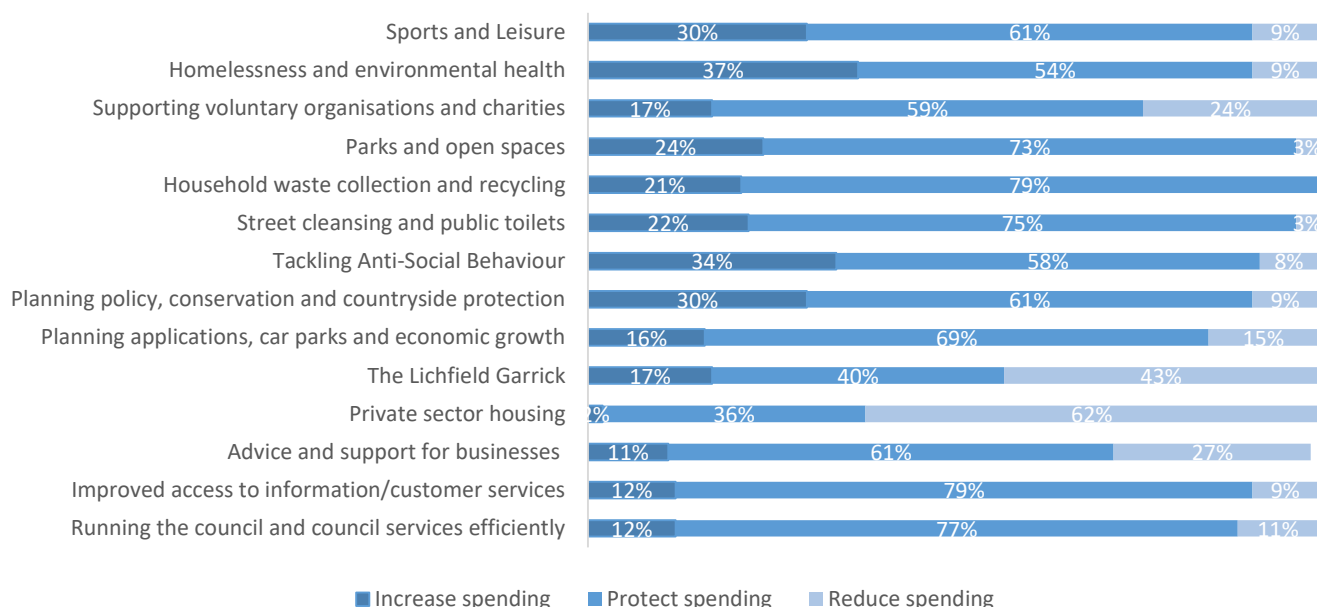
- a) Increased,
- b) Protected, or
- c) Reduced.

For all but two of the priority areas (The Lichfield Garrick at 40%, and private sector housing at 36%) the majority of respondents stated that spending should be protected. The top priority areas where residents selected to increase spending were;

- o Homelessness and environmental health – 37%
- o Tackling Anti-social behaviour – 34%
- o Sports and leisure – 30%
- o Planning policy, conservation and countryside protection – 30%

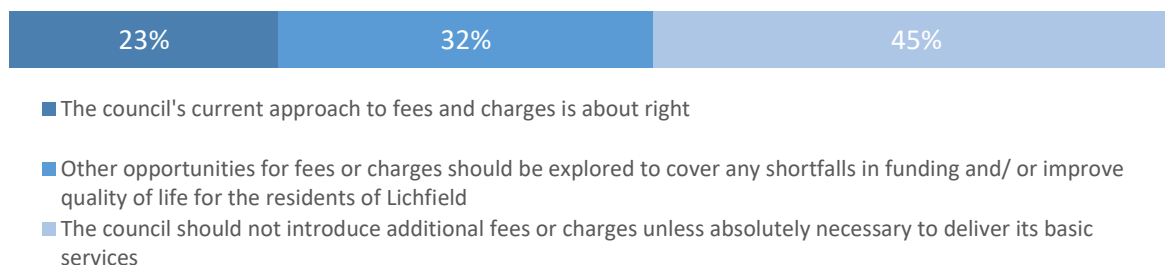
The areas with the highest number of respondents indicating that spending should be reduced were;

- o Private sector housing – 62%
- o Lichfield Garrick – 43%
- o Advice and Support for businesses – 27%
- o Supporting voluntary organisation and charities – 24%



#### 4.4 - Fees, charges, income and other opportunities

Respondents were asked for their views on Lichfield District Council's approach to setting fees and charges. The largest number of respondents (45%) expressed a view that fees and charges should not be increased whilst 32% felt that other opportunities should be explored.



Respondents were also asked to put forward their own ideas on opportunities for alternative sources of income;

##### Business Support

*Too many shops are closing and need help. Reducing building rent and encouraging new businesses to the dying shopping Centre would bring in more income to the city.*

*Help local businesses. Help keep your green spaces and park well. Stop anti-social behaviour.*

*Reduce business rates to get empty shops filled. Too many closed and empty shops because rates are too high.*

##### Amenities and Events

*Would it be possible for the council to open short term charging car parks during large events in the city such as parking on the field by Stowe pool during the food festivals?*

*Next year there will be such an appetite for events that a ticketed public event ran for profit would be welcomed I expect. Joint ventures with property developers to develop unused council owned property including office space in residential would be easily realised though this is a bit 'short-term-its'.*

*Organise and charge for large events that would make a profit (in the future after Covid restrictions have been relaxed).*

*A lottery, Rock Festival in the parks with big names. More large one-off markets*

*When covid free, Cinema, Dance Hall/Event Centre, Decent swimming pool/sports centre. I've been on French campsites that have better facilities than Lichfield. If you can't arrange for investors to provide these facilities in Lichfield giving you an increased tax revenue then people will continue to spend their money in Tamworth.*

*More things to do in Lichfield for the young. It will keep them busy and meaning hanging round parks won't be their only option for recreation. The income generated from a cinema and could go back to the local authority.*

### Housing and construction

*There should be substantial contributions from all the new building that is taking place now and in the future around our city. This is an opportunity that should not be missed. The builders concerned should have to contribute more to improve the road infrastructure required to cope with the increased traffic from the increase in the population. Builders should also contribute to the leisure facilities required for all their new residents such as building stretches of the Lichfield Canal as this would be a tremendous boost to tourism and a great leisure facility for local residents. It is so sad to see how slowly this development is moving. Water is what people look for to relax and book holidays beside.*

*Planning is a key earning service and ways to provide paid for consulting for private development could be explored in addition levies for planning gain should be increased where possible. Hire of council owned venues can be marketed to local businesses.*

### Provision of council housing

### Spending Reduction

*Do we have a need for the Tourist Information Centre with so much information available online? May be a way of saving money?*

*Increase income by saving on council officers' salaries and employing competent staff. Job share with adjoining council(s) the post of Chief Executive. Officers at LDC are not up to scratch. Close the public toilets at the entrance of Beacon Park and replace with one or two units that can be rented out.*

*Reduce council spending. Sell council offices and make staff work from home*

### Fines, Fees and Charges

*Parking on the pavement and enforcement of parking on Yellow lines. I believe that councils in London are able to do this.*

*Residents should be fined if they do not obey the rules*

### More fines for littering

*Higher fines for people parking on double yellow or single yellow lines, over staying in car park by up to 15 minutes should only incur modest say £20 fine, as should an over stay say of 15 minutes on limited waiting on a road markings, not the full fine for limited time infringements.*

*Parking on pavements verges and other inappropriate areas. Not just city centre. Enforcement officers to issue fines*

*1. Other councils levy fines on motorists who selfishly and illegally park on pavements and they make sure that the fines are paid. 2. Sponsorship - local major businesses should be invited to sponsor a building or project - e.g. HS2 could sponsor the new Friary Sports Centre, Police Mutual (now Royal London) could sponsor the Lichfield Garrick 3. In addition to Section 106 monies (which are never clearly identified and acknowledged, and happen after the event) all developers of new housing of more than 50 units on an estate should provide as part of their application 10% of the running costs of the Friary and Burntwood Sports Centres*

*Rather than job off new build residents having to pay management fees for the upkeep of public open space the council should take on this service by applying a small increase to ALL council tax and delivering a cost effective service that not only provides value for money but provides employment for*

*local people.*

### Sponsorship and income generation

*Sponsorship of developments like the area waiting for development opposite Lichfield City Station...*

*Voluntary contributions & partnerships to improve council-owned spaces/facilities*

*Commercial Sponsorship - some major employers HS2, DMS Whittington, Police Mutual, Tippers Builders Merchants, Chase town Civil Engineering - could sponsor buildings and essential services*

*The council issued citizens investment via shares some years ago. Did this work  
Investment in land for development, design the layout of the site, install the infrastructure of roads and utilities and sell the plots to any UK resident person or company with a time limit on completion of the planning authorisation*

*Carry out services for other Councils on a fee earning basis. Look at the possibility of sharing services with other Councils or the private sector where suitable.*

*Community energy initiative or solar panels on your buildings that brings income for you. Also look into the income streams from recycling rather than your contractor taking the profits.*

### Tourism Opportunities

*Development and integration of segregated cycle routes (that people feel safe using well lit, not like Abnalls Lane) and public transport ensuring that the public transport is easily accessible so people are inclined to use it. The development of some additional public footpaths maybe tied in with the canal redevelopment leading out in the countryside would also be a draw for Lichfield, maybe ones connecting other parts of the LDC area, more of a reason to visit Lichfield and I'm sure wouldn't cost a lot. Lichfield is a tourist destination and a lot of people nearby come here so anyway to get them in the City heightens the chance of them spending in a shop or cafe etc.*

### Other comments

*Ask Michael Fabricant to pay his own Council Tax.*

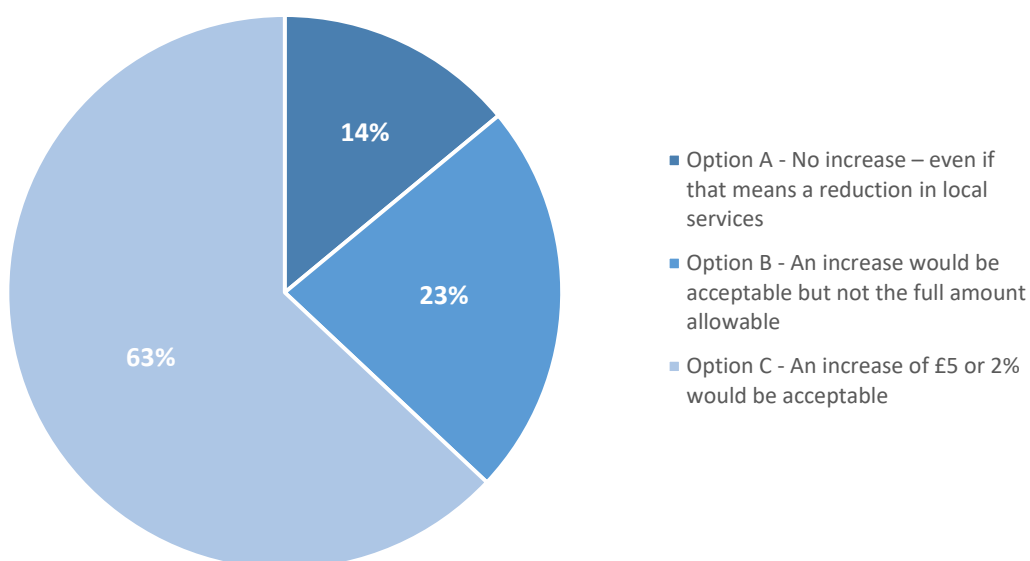
### Services for the disabled

*Tighten up the issue of Blue Badges as they seem to be distributed like confetti at present. I am 74 and do not have a Blue Badge, however, from my observations in Lichfield town centre, most of the badge holders appear to be far fitter than me which causes quite a bit of resentment. I am aware that some disabilities are not obvious but most of those that I have seen get out of their vehicles and go striding off to do their shopping!!!*

*Public transport reopen the train line to Walsall. New housing in Lichfield has mushroomed but we NEVER see additional facilities? WHY? What is this additional money spent on? Break away from Burntwood. Lichfield people do not want to use or travel to Burntwood to go swimming. The Friary is not fit for purpose! A city without a proper Leisure Centre! We need a 25 metre pool and a separate learner pool.*

## 5. Setting Council Tax

Respondents were asked to give their views on what would be an acceptable level of Council Tax increase for the 2021 – 2022 financial year. The majority of respondents (63%) indicated that an increase of £5 or 2% would be acceptable. Almost one-quarter of respondents (23%) indicated that an increase would be acceptable but not to the full amount allowed by government guidelines. Only 14% of respondents indicated that their preference would be for no increase in council tax.



## 6. Additional suggestions and ideas

At the end of the questionnaire, respondents were given the opportunity to provide additional comments and ideas on council priorities and budgets;

### Enabling people

*Keen that activities to occupy teenagers are encouraged. Making it easier and safer to walk with particular reference to major intersections. E.g. traffic lights next to St John's Hospital. Especially for children to encourage walking.*

*Invest in community spaces - parks & leisure facilities, not necessarily in retail.*

*Make an annual donation to the We Love Lichfield Fund of half the amount that the District currently pays out in grants now. Then leave the allocation of grants to be decided by We Love Lichfield Trustees - the council saves money and employee time, and the charities and voluntary organisations have a one-stop application*

*I would live more projects that bring the community together and link them with appropriate services*

*start giving rural areas more back in their council tax, too much spent on city areas like parking, leisure, theatre, roads, the list goes on and on*

*A new leisure centre is a must, a city like Lichfield really should have a modern fully equipped leisure centre. Also well linked transport, car, cycle and walking routes that are mapped out in a clear manner (TFL have some great examples). I've lived in a lot of bit towns and cities in the UK and it just makes like so much more enjoyable if you can cycle away from cars or know that you can get a parking space to catch a train or catch a bus and know what time it's going to arrive. I see Lichfield as a tourist city, it's all about the atmosphere which needs improving and food and drink, the high street is a broken model everyone buys online so no point being romantic. Sections on the centre will need redevelopment soon to another use as there are too many shops to sustain. Maybe a flexible space that can move with the times, young people are tending to move away from going out and getting drunk to more activity related nights out, desert shops are doing well, they're going more online, it's all good stuff and can be catered for just needs the right vision.*

### Shaping place

*Litter is terrible and dependency on volunteers to clean up is unsustainable (and wrong). Need to police it more and issue on the spot fines to the litter louts! Also, cannabis use, particularly in Beacon Park, needs policing too. Communication - we live in an apartment and residents get no communication from the council, ever. Example: the recent changes to recycling have caused chaos with the communal recycling not being emptied several times causing angst and inconvenience to us all. No one from the council alerted us to the changes directly. Pride in the job - the number of times we see council operatives sitting on their phones in a van tucked up a quiet side street is frustrating. Is anyone checking on them? Planning notices (and the tie-wraps used) on lampposts - if they're good enough to put up, they're good enough to take down when work's completed! The city is littered with years old notices or tie-wraps from old posters and notices.*

*Given there's now no police presence in the city, I believe the council should try to join together with policing teams to ensure the sense that we're not 'on our own' now. Can't recall the last time I saw a Bobby on the beat. Beacon Park in particular needs support in dealing with ASB and drugs, especially in*



*the evenings. The tunnel through Festival Gardens to Walsall is also abused - nearly every day and there's fresh broken beer bottle glass and little empty plastic 'weed' packets in there.*

*LDC does a good job, particularly waste collection. I would welcome LDC to be more involved with Staffs CC in road planning and supporting the reopening of the passenger rail link from Lichfield TV to Burton*

*Please prioritise improved / increased waste collection and environmental health services*

*Change street lighting to LEDs and turn them off (or every other one/ one side of road during hours of darkness to save money). Why bother with recycling when there is so much that should be recycled that the current contract doesn't cover Focus on protecting green belt and country side with development on brownfields, reduction in the planning department spend would not affect the current policy given the disappointing approach by the current team.*

*Start the implementation of measures to reduce the Council's own carbon emissions from buildings and vehicles. Press for the opening of a passenger services on the line from Lichfield to Burton with an extension to Derby, using existing diesel-electric MTUs retrofitted with hydrogen fuel cells to replace the diesel engines, such as Hydroflex and Breeze that have had passenger trials. The hydrogen supply from a container size electrolyser could be installed in the northern LTV car park to draw on the ample electric supplies for the nearby West Coast Main line power. Surplus hydrogen could be used to power LDC vehicles.*

*A Climate Emergency has been declared (Nov 2019) but no strategy put in place. This needs to be done as a priority and then spending allocated accordingly to bring about meaningful carbon reduction in Lichfield District - reduce car use, increase cycle ways, net zero house building only, support for residents making lifestyle changes etc.*

*Please clear drains and roads in rural areas like Colton Blocked drains cause flooding. Also damaged pavements are risky for elderly people. Some kind of public transport to town and back at least once a week for those without cars. Restore mobile libraries as soon as allowed.*

### Developing prosperity

*You wasted money with the chicanes in St. John street, pointless.*

*Try to get the empty areas in the city built on and the long term abandoned buildings used. The old pub on Bore street and the old paper shop on Beacon street are both long term eyesores that should be developed*

*Assess possible income from empty buildings, commercial and private. GKN is very welcome as an example of what is possible*

*Stop spending money on trying to expand the shopping precinct. Retail shops are dead on their feet.*

*Invest in the shopping centre we already have to encourage empty units to be filled rather than a new centre where the rents are bound to get higher.*

*Protect industry sectors and individuals hardest hit by ten years of austerity and covid fallout. Prioritise basic facilities a town of our size should have e.g. leisure centre/cinema etc.*

*Revise the City Centre to reflect the modern era. Those shops will never reopen so do we need an indoor market where independent traders could afford a stall. Ice rink. cinema. bowling alley. The beggars who are claiming to be homeless do not reside in Lichfield. Liaise more with the police on begging as it is ridiculous that they know they are professional beggars and live on a canal boat at Hopwas and travel by*

*bus to a different town every day and make a good living. I questioned a few years ago the big issue woman with my friend in Lichfield police who stood outside Boots BIG ISSUUUEEE when I saw her regularly parking in Tesco carpark in a brand new sports car. She got out of her car and changed her clothes. My friend checked her ID and it was all false!!!!!! She had been there for YEARS! She did get done for fraud and it turned out she lived in a mansion in Little Aston. I'm pleased my observations were investigated but if I hadn't of been on maternity leave would she still of been there now??? Apparently the police can't move on beggars. The drug addict with the one leg who lost it through drug addiction lives in a house on that large council estate in Burntwood gets a fortune sitting outside McDonalds and boasts to his neighbours how much money he makes in addition to all the benefits he gets! He is known to the police why is he allowed to almost trip people over begging for money telling people he lost his leg in the army in combat. My mum and dad when they go into town can be stopped by 6 to 8 people in the week begging. My dad has Dementia and wants to give to all of them! People do not want beggar tourism in Lichfield especially when they are not of the city. It puts off people coming to our city!*

*Main concern is the amount of new housing developments and loss of green belt-Lichfield is getting too big but infrastructure not keeping up e.g. traffic congestion at busy times, entertainment facilities especially fir younger teenagers, health centres, parking. Also more support for pest control as rat infestations becoming a problem in domestic properties since lockdown*

*Better reflect residents' views on housing development. We have had enough! Protect the Green Belt. Make developers provide open spaces and infrastructure as part of any contract.*

*If private sector housing means what it appears to say why does LDC have to fund it or some of it? Greater attention to keeping cyclists and pedestrians safe by proactive management of pavements and cycle ways to ensure that overgrowth of hedges and verges does not restrict their use by forcing users on to adjacent roadways A new health centre is needed in South Lichfield - ideally where St Modwens want to build, speculatively, warehouse sheds which are inappropriate for the southern gateway to Lichfield Passenger rail services should be re-opened between Wolverhampton and Lichfield and between Lichfield and Derby - to generate economic benefit inwards and to provide the increasing number of residents with an integrated public transport system, Much valued by residents of Alrewas and Fradley, and much needed by residents of Burntwood. Strategic Plan refers to Lichfield as a transport interchange so let's see it.*

*To make sure that builders in residential areas respect the rules laid down by the council.*

*There could be a view that without adopting the public open space being created within new build housing estates legislation should prohibit the council's access to section 106 and other monies being paid by developers to facilitate building. Presenting any question on council tax increases, this should only be implemented if it provides a better service and not simply pay to keep an outdated, not for purpose, service running*

*When I look at the vast areas of new residential housing in the south of Lichfield there has been no provision for these residents to access the Train Stations. Car parking at the stations cannot cope with the residents who normally use the stations. Has any thought been given to building an additional station on the stretch of track near the Taylor Wimpey Development before Wall Island? This would reduce the amount of traffic on our roads and encourage people to use the train. They can then connect to Trent Valley for London trains and not clog the city centre or travel direct to Birmingham from their local station. It would be great benefit to the whole area.*

*Push for the opening of the rail system to passenger traffic from Lichfield to Burton. Not having a passenger halt at the Arboretum is ridiculous.*

*Enthusiastic support for restoration of rail passenger services between Lichfield and Burton/Derby and between Lichfield and Walsall. This would reduce road congestion and improve the city's connectivity to the rest of the region.*

*Improve cycle lanes. Make city more user-friendly for pedestrians and bikes (e.g. make Sundays car-free in the city centre). Improve rail connectivity to Burton and Derby*

*More ought to be focussed on public transport. Reopening of railway lines to Burton and Walsall plus reintroducing Sunday bus services (Cannock and Stafford).*

*Improvement in cycle paths, especially from Boley Park towards KES and Lichfield centre. Greater enforcement of traffic speeds. Reduction in traffic along Ryknild Street. Improvement in the pedestrianisation of the centre of Lichfield (currently very rarely enforced). Widen pavement access in Lichfield centre (see above). Enforce a no parking on pavement policy to enable wider pavement use and disabled/buggy access.*

*Yes Burntwood needs it's roads repaired, better parking at Swan Island Burntwood go to doctors and you struggle to park and be on time at doctors for appointments.*

*I reside in Hill Ridware, Rugeley, Staffs, WS15 We have not had a bus service now for several years and I and many of my neighbours feel that we should have a safe connecting pedestrian path between us and the Handsacre village. To catch a bus we need to navigate the B5014 from the bottom of Uttoxeter Road up to the junction with the A513. It is approximately 700 metres of road with no path on either side. I like many of my neighbours feel it is well past the time now when action should be taken to rectify this and give us a safe route to the bus stop at The Green. I believe this is not a great expenditure for the Council to consider and it would bring a great link to our neighbouring village. I do hope this can be given some serious consideration in this Budget period.*

*Tackle empty shops allow conversion of shops for housing Reduce homeless and get beggars off streets*

### Being a good Council

*The priority is a balanced budget which may be impossible to achieve by 2024.*

*More effective decision making, everything is too slow and cumbersome in the council. Innovation and progression is a big challenge*

*The Council's priority should be to get Council officers and Councillors back into Frog Lane offices, so decisions can be made face to face. If Councillors choose to continue holding meetings by Zoom, reduce their allowances.*

*Look at areas that are constantly cut against those that constantly get increased. This style of questionnaire does not take into account how services have been affected over time. People are always going to say certain services are more important than others -possibly depending upon what services they use. Don't keep increasing the same areas and cutting the same areas. More information is needed to make an informed decision.*

*More promotion at election time. We need to diversify voters to ensure the right person is elected. Not enough is done to engage the young voice.*

*Spend less on running the council. Too much back office spend and not enough priority on services.*

*Stop pouring funds into employing consultants (again and again) to determine future developments of the town centre.*

*Stop wasting money on consultants. Actually spend some money on planning. Lichfield is being destroyed.*

*Reduce councillors expenses, understand residents priorities a lot more [Friary Grange fiasco] - sort out Friarsgate once & for benefit of all, bring in a cinema, reduce car parking charges especially for under 2 hours to compete with elsewhere [Tamworth] Reduce the politics & old boys network to increase your relevance or else you will be a larger authority before you know it*

*No increase in Councils salaries or allowances for next 5 years and then only same percentage rates as given to Civil Servants and Council Employees for their wage rises.*

*Reduce spending on outside consultants*

*Less councillors More environmental officers*

*Catering for meetings should be cut to zero*

*Stop funding the Garrick and employ less councillors and less remuneration*

*start giving rural areas more back in their council tax, too much spent on city areas like parking, leisure, theatre, roads, the list goes on and on*

*Free school meals. Helping kids who are in need. Keeping people out of the streets. Also since Covid the anti-social behaviour has increased a lot. Need to tackle that.*

*More support for elderly care at home and in care homes*

## Appendix - Respondent Profile

Are you male or female?

	Number	Percentage	2016 MYE
Male	77	54%	49%
Female	63	44%	51%

What is your age?

	Number	Percentage	2016 MYE
16-24	0	0	9%
25-34	18	13%	13%
35-44	21	15%	15%
45-54	32	22%	19%
55-64	20	14%	16%
65-74	41	29%	17%
75+	12	9%	12.5

What do you consider your race/national identity to be?

	Number	Percentage
White British	132	99%
White Irish	1	1%
Eastern European	0	0%
Asian/Asian British - Indian	0	0%
Asian/Asian British - Pakistani	0	0%
Asian/Asian British - Bangladeshi	1	1%
Asian/Asian British - Chinese	0	0%
Black / Black British - African	0	0%
Black / Black British - Caribbean	0	0%
Multiple - white & black Caribbean	0	0%
Multiple - white & black African	0	0%
Multiple - white & Asian	0	0%

Do you have a longstanding illness, disability or infirmity that has troubled you for some time/likely to affect you in future?

	Number	Percentage
Yes	24	18%
No	113	82%

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## Payroll Contract

Cabinet Member for Innovation, Commercialisation & Corporate Services

Date:	Tuesday, 9 February 2021
Contact Officer:	Christie Tims
Tel Number:	Tel: 01543 308002
Email:	christie.tims@lichfielddc.gov.uk
Key Decision?	Y
Local Ward Members	If any Wards are particularly affected insert the name of the Ward Members and their Ward. Ensure that the Ward Members have been consulted.



**Cabinet**

### 1. Executive Summary

- 1.1 On 1 November 2020 Stafford Borough Council (SBC) gave notice of their intention to cease their provision of payroll processing to Lichfield District Council that has been in place for since April 2008. The agreement provides for a 9 month notice period, which will end on 31 July 2021.
- 1.2 This report seeks authority to award a 3 year contract to an alternative provider to ensure a payroll processing services contract is in place from April 2021 to begin paying staff before services cease.

### 2. Recommendations

- 2.1 That Cabinet approves the award of the payroll processing contract to the preferred supplier.

### 3. Background

- 3.1 We currently pay SBC £56,000 per annum for the payroll agreement which included funding for a payroll officer of around 30 hours per week. We also pay a per payslip fee for processing of the elections payroll which averages at around £3,000 per election year.
- 3.2 Each month we pay around 400 employees, 47 member's allowances and ad hoc payments for up to 450 staff completing election duties as required.
- 3.3 The new system must be in place system for at least 2 months prior to the end of the contract to allow the payroll to be dual processed (shadowing the current system) to manage any project risks and ensure pay is not interrupted before the existing system is switched off.
- 3.4 Soft market testing of alternatives has shown a wide range of costs and options for alternative provision as outlined in confidential Appendix 1. Many of the options require an upfront capital investment and development of our own systems, which is not the recommended approach given the ambitions of our digital strategy. Due to the timescales involved and the project risks associated with this, including our limited capacity and lack of specialist payroll knowledge, we do not wish to pursue development of our own system but seek instead to buy in a fully managed service from a supplier or partner with a proven track record of delivering district council payroll services.
- 3.5 In line with our Contract Procedure Rules we have sought quotes from a minimum of three providers; the incumbent software provider of SBC via their managed service option (this is the risk managed option SBC has negotiated with their supplier and offered to mitigate the cessation of their agreement); a neighbouring local authority seeking to develop shared service arrangements; another local authority who currently provide payroll processing to a number of other Staffordshire districts and public bodies; and one other payroll bureau processing service. The soon to be implemented finance system was also considered, however development and implementation of payroll modules in this system would take

significantly longer than we have available and pull on the resources already committed to support the finance system roll out so was discounted at an early stage.

- 3.6 Each of the options brings forward a range of issues and opportunities for us to consider in line with our digital strategy and people strategy aims and ambitions. An options appraisal has been undertaken that takes all of these factors and costs into account and is attached as confidential Appendix 1.
- 3.7 From this options appraisal, there is a clear preference for us to enter into a service level agreement with the City of Stoke on Trent Council, who have successfully provided payroll services to several Staffordshire districts for almost a decade along with many other local public sector bodies, schools and academies. Their business model supports the ongoing provision and resilience for payroll services that forced us to move away from in-house payroll provision over a decade ago and find us exposed to risk now.
- 3.8 Their payroll product provides an online account accessible for all those paid by the service to manage information and securely access their payslips and make claims. This functionality, coupled with a dedicated team to support the configuration of the system, development of our processes and training of staff and managers, offers the most cost effective and assured option. They have agreed to work with us to roll out the self-service aspect of the system at a pace to suit the organisation, given the other pressures we will have this year due to the pandemic and other pressures. This work will require internal support that was not previously identified in work programmes.
- 3.9 Fortunately, the cost of the system allows sufficient budget for us to appoint an apprentice to this area to support the roll-out of the system and transition of key payroll processes, providing resilience to the HR Systems Officer who currently oversees this area of work in isolation. This apprentice role replaces the 30 hour Payroll officer contract that was included within the SBC agreement. This would be a temporary appointment for approx. 2.5 years for them to complete their apprenticeship. This would allow consideration of longer term solutions and further integration of key HR systems to increase efficiency and reduce costs in the long term.

<b>Alternative Options</b>	An options appraisal has been undertaken taking into account possible costs, risks and future opportunities for the service.
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<b>Consultation</b>	Consultation has been undertaken with relevant teams – Finance, ICT and HR as well as Heads of Service. The cessation of the contract and review of options has been discussed with employee representatives.
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<b>Financial Implications</b>	The current revenue budget for payroll services is £58,290 per annum. Cost for the proposed solution show a pressure next year due to legacy fees that would be applicable to all providers, but are overall within the allocated revenue budget for the life of the project.					
	<b>Year</b>	<b>New Payroll Service Fees*</b>	<b>Legacy Fees*</b>	<b>HR Systems Apprentice</b>	<b>Total</b>	
	2021/22	£31,500	£18,600	£23,100	£73,200	-£14,910
	2022/23	£29,000	£3,000	£23,300	£55,300	£2,990
	2023/24	£29,000	£3,000	£13,100	£45,100	£13,190
	<b>Total</b>	<b>£89,500</b>	<b>£24,600</b>	<b>£59,500</b>	<b>£173,600</b>	<b>£1,270</b>
	*System set up of £2,500 is payable at the start of the contract. ** Legacy fees are payable for dual processing runs to July 2021 and for access to the historic employee data to allow for HMRC and Pension queries until April 2024.					

<b>Contribution to the Delivery of the</b>	This decision will support the aspirations of both the digital strategy and people strategy to streamline key HR processes and provide a better employee experience.
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Strategic Plan	This in turn supports our aspiration to be a good council.
Equality, Diversity and Human Rights Implications	Assessment of the preferred option shows greater transparency and access for individuals and managers to the key data we hold about them. Training will ensure that all staff can access the system effectively and support will be given to any employee who may need additional assistance.
Crime & Safety Issues	There are none flagged as part of this report. All monies paid to staff are transferred via BACS payment and access to the system follows relevant security protocols.
Environmental Impact	The move to an online system should further reduce any paper processing of payroll claims and any transit of such forms from one council location to another.
GDPR/Privacy Impact Assessment	The proposed system has been fully impact assessed and necessary controls are in place to secure sensitive and personal data. The ability for employees to see and amend their own personal data in real time ensures the integrity of the data as required by GDPR.

	Risk Description	How We Manage It	Severity of Risk (RYG)
A	That a system cannot be developed and implemented before the July cessation of contract	A supplier has been selected with a proven track record of implementation of systems. A project board has been established and meets on a weekly basis to ensure delivery of the project to timescales. Risks to the project are managed effectively	Green (tolerable)  Likelihood (low) Impact (med).
B	That we lack sufficient capacity and payroll expertise to manage the project and the ongoing contract effectively.	A supplier has been selected with sufficient capacity and expertise in local government payroll to support us effectively. The supplier has a stable business model with a wide customer base and good resourcing.	Green (tolerable)  Likelihood (low) Impact (med).
C	That we choose a system that limits our ability to move the organisation forward in line with our ambitions	A supplier has been chosen that provides a system that meets our aspiration and has capacity to develop in the future.	Green (tolerable)  Likelihood (low) Impact (low).
D	Employees, Managers and Members do not adjust to a self-service system.	We have significant experience of rolling out self-service systems to staff now. Training and communication throughout the process is key and both will form integral parts of the project.	Green (tolerable)  Likelihood (low) Impact (low).
E	That we cannot afford a replacement system without additional capital and or revenue funding.	The preferred option falls within budget	Green (tolerable)  Likelihood (low) Impact (low).

Background documents

Relevant web links

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By virtue of paragraph(s) 3 of Part 1 of Schedule 12A of the Local Government Act 1972.

Document is Restricted

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