

Lichfield District Council  
Lichfield District Local Plan 2040  
Schedule of proposed modifications  
April 2022

## Key to schedule of modifications:

~~Text to be deleted~~ – strikethrough**Text to be added** – bold

Text to remain unmodified – plain text

*Explanatory text for modification – italics*

## Schedule of modifications to Local Plan 2040 document

Modification Number	Source of Modification	Page number	Proposed change	Reason
1	LDC	25	<i>Remove 'safeguarded land' from key to Figure 2.</i>	To correct error and remove the term safeguarded land from key. NB – safeguarded land shown on map.
2	LDC	69	<p><i>Modify text of Policy SD1 as follows:</i></p> <p>Energy efficiency and carbon reduction: New development should <b>help to reduce greenhouse gas emissions</b>, 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.</p>	To reflect requirements of NPPF paragraph 154 (b).
3	LDC	71	<p>Modify text of paragraph 7.19 as follows:</p> <p>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. <b>Further guidance will be prepared by way of a Climate Change Supplementary Planning Document.</b></p>	To reflect the Council's stated climate change aspirations.

Modification Number	Source of Modification	Page number	Proposed change	Reason
4	LDC	77	<i>Correction of reference to Table 6 to Table 7.</i>	To correct error.
5	LDC	121-147 (inclusive)	<i>Renumber paragraph numbering from 15.X to 14.X.</i>	Correct formatting error in accessible pdf version.
6	LDC	127	<i>Remove 'MasterMap Lines' from key on Figure 4: Land west of Fazeley, Mile Oak &amp; Bonehill strategic housing allocation.</i>	Item not needed on key for figure 4.
7	LDC	128	<p><i>Correction of road name in fourth bullet point under design sub-heading within Strategic policy SHA2:</i></p> <ul style="list-style-type: none"> <li>Proposals should seek to retain the hedgerow on Sutton <b>Road Lane</b>, to preserve the setting of the listed milepost and minimise visibility between the asset and the development site;</li> </ul>	To correct error.
8	LDC	128	<p><i>Correction of typographical error to remove repetition from first bullet point under the Infrastructure sub-heading within Strategic policy SHA2:</i></p> <p>Provision for access to and improvement of the strategic and local highway network and infrastructure as appropriate <del>provision for access to the strategic and local highway network as appropriate;</del></p>	To correct typographical error.
9	LDC	79	<i>Correction of typographical errors within dwelling mix table within Local policy H1: Achieving balanced housing market and optimising housing</i>	To correct typographical error within the table in the policy to

Modifi- cation Num- ber	Source of Modification	Page number	Proposed change	Reason																				
			<p><i>density to be consistent with Housing and Economic Development Needs Assessment document:</i></p> <table border="1"> <thead> <tr> <th>Type of home</th> <th>1 bedroom</th> <th>2 bedroom</th> <th>3 bedroom</th> <th>4+ bedroom</th> </tr> </thead> <tbody> <tr> <td>Market homes</td> <td>5-10%</td> <td>30-35%</td> <td><del>44-45%</del> <b>45-55%</b></td> <td>5-15%</td> </tr> <tr> <td>Affordable homes (ownership)</td> <td>10-20%</td> <td><del>35</del> <b>40%-45%</b></td> <td>30-40%</td> <td>5-15%</td> </tr> <tr> <td>Affordable homes (rented)</td> <td>20-30%</td> <td>25-30%</td> <td>35-40%</td> <td>5-10%</td> </tr> </tbody> </table>	Type of home	1 bedroom	2 bedroom	3 bedroom	4+ bedroom	Market homes	5-10%	30-35%	<del>44-45%</del> <b>45-55%</b>	5-15%	Affordable homes (ownership)	10-20%	<del>35</del> <b>40%-45%</b>	30-40%	5-15%	Affordable homes (rented)	20-30%	25-30%	35-40%	5-10%	ensure this is consistent with the evidence base recommendations.
Type of home	1 bedroom	2 bedroom	3 bedroom	4+ bedroom																				
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10	LDC	82	<p><i>Modify Policy H2 as follows:</i></p> <p>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 ten or more (net) units across the district.</p> <table border="1"> <thead> <tr> <th>Typology of site</th> <th>Minimum affordable housing provision</th> <th>Additional information</th> </tr> </thead> <tbody> <tr> <td><del>Non-allocated site</del> <b>All other sites</b> – previously developed land</td> <td>20%</td> <td>This applies to all sites been 10 and 500 dwellings.</td> </tr> </tbody> </table>	Typology of site	Minimum affordable housing provision	Additional information	<del>Non-allocated site</del> <b>All other sites</b> – previously developed land	20%	This applies to all sites been 10 and 500 dwellings.	Ensure policy is consistent with Government policy regarding First Homes.														
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			<del>Non-allocated site</del> <b>All other sites – greenfield (non-strategic)</b>	35%	This applies to all non-strategic sites between 10 and 500 dwellings.	
			<del>Non-allocated site</del> <b>All other sites – greenfield (strategic)</b>	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.	
			Land to the north-east of Lichfield strategic housing allocation	20%	Site has been individually assessed as part of the plan wide viability appraisal.	
			Land west of Fazeley, Mile Oak & Bonehill strategic housing allocation	20%	Site has been individually assessed as part of the plan wide viability appraisal.	
			Land at Hay End Lane, Fradley, strategic	20%	Site has been individually assessed as part of the plan wide viability appraisal.	

Modification Number	Source of Modification	Page number	Proposed change	Reason						
			<table border="1" data-bbox="660 376 1529 740"> <tr> <td data-bbox="660 376 844 507">housing allocation</td> <td data-bbox="844 376 981 507"></td> <td data-bbox="981 376 1529 507"></td> </tr> <tr> <td data-bbox="660 507 844 740">Land at Huddlesford Lane, Whittington strategic housing allocation</td> <td data-bbox="844 507 981 740">35%</td> <td data-bbox="981 507 1529 740">This site has been assessed within the plan wide viability appraisal and can provide a minimum of 35% affordable units.</td> </tr> </table> <p data-bbox="660 740 1529 810">The type of affordable housing to be provided on site will be negotiated having regard to:</p> <ul data-bbox="705 815 1529 1086" style="list-style-type: none"> <li data-bbox="705 815 1529 927">• The government’s policy on affordable home ownership tenures, <b>including First Homes</b>, and other affordable home ownership product requirements;</li> <li data-bbox="705 932 1529 1007">• The district wide need for affordable housing, taking into account all other sources and supply of affordable housing;</li> <li data-bbox="705 1011 1529 1046">• Levels of affordability in the area; and</li> <li data-bbox="705 1051 1529 1086">• Size, type, tenure of housing in the area.</li> </ul> <p data-bbox="660 1091 1529 1230">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 satisfactorily demonstrated that on-site provision is neither feasible nor viable...</p>	housing allocation			Land at Huddlesford Lane, Whittington strategic housing allocation	35%	This site has been assessed within the plan wide viability appraisal and can provide a minimum of 35% affordable units.	
housing allocation										
Land at Huddlesford Lane, Whittington strategic housing allocation	35%	This site has been assessed within the plan wide viability appraisal and can provide a minimum of 35% affordable units.								
11		81 and 84	<i>Modify introductory and explanatory text to Policy H2 as follows:</i>	Ensure policy is consistent with Government policy regarding First Homes.						

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			<p>8.19 The definition of affordable housing includes housing for sale <b>(including First Homes)</b> 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.</p> <p><i>New paragraphs to be inserted after paragraph 8.24</i></p> <p><b>The Government published a Written Ministerial Statement on 24 May 2021 which set out the Government’s plans for the delivery of First Homes as part of affordable housing contributions within England. These changes came into effect from 28 June 2021 following the publication of the Local Plan 2040 for its publication consultation. First Homes are a specific kind of discounted market sale homes and meet the definition of affordable housing for planning purposes. Planning Practice Guidance provides further detail on the definition and eligibility criteria for First Homes. First Homes are the government’s preferred discounted marker tenure and should account for at least 25% of all affordable housing units delivered by developers through planning obligations.</b></p> <p><b>In accordance with national policy, a minimum of all affordable housing units secured through developer contributions should be First Homes and that the delivery of First Homes should be the priority tenure. Therefore, First Homes will be allocated to the first 25% of all affordable housing units secured through developer contributions. The remaining affordable homes secured should be delivered in accordance with local policy and the Housing, Homelessness and Rough Sleeping Strategy.</b></p>	

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12		189	<p><i>Add definition of First Homes to glossary and amend definition of affordable homes as follows:</i></p> <p>Affordable housing: Affordable housing includes; housing for sale <b>(including First Homes (see below))</b> 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 of more of the following definitions: affordable housing for rent; starter homes; discounted market sales housing; other affordable routes to home ownership.</p> <p><b>First homes: First Homes are an affordable home ownership product introduced by Government in May 2021 and are considered to meet the definition of ‘affordable housing’ for planning purposes. First Homes are intended to offer eligible first-time buyers discounted market sale housing in their local area. First Homes are the government’s preferred discounted market tenure. And must be discounted by a minimum of 30% against the market value. They should account for at least 25% of all affordable housing units secured through planning obligations.</b></p>	Ensure policy is consistent with Government policy regarding First Homes.
13	Historic England	26	<p><i>Modify text of Paragraph 3.1 point VI as follows:</i></p> <p>vi. to <del>preserve</del> <b>conserve and enhance</b> the characteristics’.</p>	To ensure policy is consistent with wording within NPPF.
14	Historic England	Throughout Plan	<p>Reference to ‘<i>Historic Assets</i>’ replaced with ‘<i>Heritage Assets</i>’.</p> <p>Reference to ‘<i>preserve</i>’ replaced with ‘<i>conserve</i>’</p>	To ensure policy is consistent with NPPF terminology.
15	Historic England	29	<p><i>Modify the sixth paragraph of the vision as follows:</i></p>	To ensure policy is consistent with wording within NPPF



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			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 <b>conserved and</b> enhanced and make a positive contribution to local character and distinctiveness.	
16	Historic England	32	<p><i>Modify paragraph 3.28 as follows:</i></p> <p>Throughout the plan period and beyond, the district's historic environment and local distinctiveness will be <del>preserved</del> <b>conserved</b> 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.</p>	To ensure policy is consistent with wording within NPPF.
17	Historic England	68	<p><i>Modify paragraph 3 of Policy SD1 as follows:</i></p> <p>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 <del>having appropriate regard to</del> <b>having appropriate regard to</b> the historic environment.</p>	To ensure policy wording is sound and fit for purpose
18	Historic England	70	<p><i>Modify point 2 of Table 6 to include addition of clause regarding the historic environment and what a masterplan needs to consider where heritage assets may be affected as follows:</i></p>	To ensure policy wording is sound and fully incorporates the historic environment.

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			Local character assessment, identification of any constraints/opportunities <b>including the historic environment</b> and how policy requirements for the density of the site can be achieved.	
19	Historic England	106	<p><i>Modify paragraph 11.3 as follows:</i></p> <p>These heritage assets play an important part in the local character and identity of the district and it is <del>it</del> important that both designated and non-designated heritage assets are recognised, protected and wherever practical enhanced by development.</p> <p><i>Modify paragraph 11.7 as follows:, amend ‘preserving and enhancing’ with ‘conserving and enhancing’</i></p> <p>Other measures for <del>preserving</del> <b>conserving</b> 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.</p>	Typographical amendments and to ensure wording is consistent with NPPF.
20	Historic England	107	<p><i>Modify the text of the second paragraph within Strategic Policy 17 as follows in reference to registered park within district:</i></p> <p>The significance of designated heritage assets including nationally protected listed buildings and their settings, <del>ancient</del> <b>scheduled</b> monuments, archaeological sites, <b>registered parks and gardens</b> and conservation areas and their settings, will be conserved and enhanced and given the highest level of protection. Other heritage assets including locally</p>	To accurately reflect heritage assets within the district and use wording consistent with NPPF.

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			<p>listed buildings, and locally important parks and gardens will also be conserved and enhanced.</p> <p><i>Modify the text the fifth paragraph of Strategic Policy 17 as follows:</i></p> <p>Development proposals affecting, or likely to affect, <b>the significance of</b> any heritage asset, <b>including</b> its setting should be accompanied by a Heritage Statement which:</p>	
21	Historic England	109	<p>Modify paragraph 11.11 as follows:</p> <p>Heritage <del>impact assessments</del> <b>statements</b> 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.</p>	For consistency and clarity.
22	Historic England	113 128 134 144	<p><i>Modify bullet point 5 within Policy SHA1, Policy SHA2, Policy SHA3 and Policy SHA4 as follows:</i></p> <p><del>Preserves and wherever possible enhances the historic environment and improve our understanding of it</del> <b>Conserve and enhance the significance of the historic environment, heritage assets including their setting;</b></p>	To accurately reflect Section 16 of the NPPF
23	Natural England	93	<p><i>Modify the text of the fifth paragraph of Strategic Policy 15 as follows:</i></p> <p>All designated sites (<b>i.e. international, national and locally designated sites</b>) 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.</p>	To ensure policy is compliant with NPPF

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24	Natural England	94	<p><i>Modify the text of paragraph 10.5 as follows:</i></p> <p>Designated sites include; <b>Special Areas of Conservation (SAC)</b>; Sites of Specific Scientific Interest (SSSI); Sites of Biological Importance (SBI); <del>Special Areas of Conservation (SAC)</del>; and Local Geological Sites</p>	To reflect hierarchy of designated sites and ensure compliance with Paragraph 175 of the NPPF.
25	Natural England	97	<p><i>Modify the text of paragraph 10.12 as follows:</i></p> <p>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. <b>The Council will determined applications having regard to the mitigation hierarchy set out at paragraph 180 of the NPPF.</b></p>	To ensure compliance with Paragraph 180a) NPPF.

26	Natural England	96	Local policy NR2: Habitats and biodiversity should refer to the mitigation hierarchy.	To ensure compliance with Paragraph 180a) NPPF.
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## Schedule of Modifications to Local Plan 2040 policies maps

<b>Modi ficati on Num ber</b>	<b>Source of Modification</b>	<b>Page number</b>	<b>Proposed change</b>	<b>Reason</b>
A	LDC	All maps	<i>Replace Lichfield District Council logo with new council logo.</i>	Up to date logo on all maps.
B	LDC	District map	<i>Amend key in relation to canal to ensure this correctly cross-references Strategic Policy 8.</i>	Correct cross reference to policy numbering.