

Lichfield District Local Plan Allocations 2008-2029 - Appendix

Recommended Main Modifications (MMs)

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

Ref	Page	Main Modification
MM1	11	<p><i>Add new policy as follows:</i></p> <p>Policy LPR: Local Plan Review</p> <p>Lichfield District Council shall carry out an early review of the Local Plan for Lichfield that will be submitted to the Secretary of State for Examination in accordance with the latest Local Development Scheme or no later than the end of December 2021. This review shall replace the adopted Local Plan Strategy (LPS) 2008-2029 in all aspects and therefore be a comprehensive review. This Plan will extend the existing plan period to at least 5 years beyond the end of the current LPS and it shall review as a minimum the following matters:</p> <ul style="list-style-type: none">• The housing requirement for Lichfield and the potential for housing land supply to meet this need.• Any unmet housing need arising from the Greater Birmingham and Black Country Housing Market Area (GBBCHMA), inclusive of any unmet housing need arising from Tamworth Borough and the appropriate level of contribution within the District of Lichfield in line with ongoing technical work and the requirements of policy TP48 of the adopted Birmingham Development Plan (BDP).• Employment land requirements for Lichfield as identified through a comprehensive evidence basis.• Lichfield’s potential role in meeting any wider unmet employment needs through the Duty to Co-operate (DTC).• The appropriateness of the existing settlement hierarchy and the strategic distribution of growth in light of new housing, employment and other service/infrastructure needs.• Gypsy, Traveller and Travelling Showpeople (GTTS) provision.• A comprehensive Green Belt Review either in partnership with relevant neighbouring authorities or in close consultation with these authorities through the DTC, to inform any further Green Belt release to accommodate new development within the District.• An evidence-based assessment of

		<p>highways infrastructure needs, in partnership with the highways authorities.</p>
MM2	11	<p><i>Add supporting text before and after the proposed new policy LPR as follows:</i></p> <p>Introduction: Local Plan Review</p> <p>The Council is aware and is committed to reviewing its Plan in full to assist in addressing strategic issues which cross local authority boundaries. The Council continues to work proactively with partners to identify the appropriate amount of growth to be accommodated within the boundaries of Lichfield District. In addition, as part of this review, the Council will continue to work with other neighbouring authorities through the Duty to Cooperate (DTC), as well as undertaking a comprehensive review of its evidence base.</p> <p>The Local Plan Review has already commenced with the publication of and consultation on a Scope, Issues and Options document in April 2018. Through a Local Plan Review, changes to the spatial strategy, policies and proposals within the current local plan may be required in response to emerging evidence or to reflect strategic issues being dealt with through the DTC. It is through this review process that consideration of such strategic matters, including the spatial strategy, are most appropriately considered.</p> <p>Policy LPR Local Plan Review sets a review mechanism for the Lichfield District Local Plan.</p> <p><i>Insert policy LPR as proposed by MM1</i></p> <p>Explanation</p> <p>The Local Plan Strategy identified that following on from discussions falling under the DTC it had been identified through evidence emerging at that time that indicated that Birmingham would not be able to accommodate its housing requirement within its administrative boundary and that a similar situation applied to Tamworth, although on a much-reduced scale. The Local Plan Strategy recognised that, in the event of further housing provision would be needed within Lichfield District, such issues could be addressed through a review of the Lichfield District Local Plan.</p> <p>It has been established through the Examination and adoption of the Birmingham Development Plan that there is a significant unmet housing need arising from Birmingham and the wider Housing Market Area (HMA) within which it sits. Policy PG1 of the Birmingham Development Plan identifies an unmet need of approximately 37,900 dwellings in the period to 2031. It should be noted that further consideration of this need has been undertaken and it is considered to be a lower need than established within the Birmingham Development Plan. Lichfield District is part of the</p>

Greater Birmingham and Black Country HMA along with Birmingham, the Black Country authorities, South Staffordshire, Cannock Chase, Tamworth, North Warwickshire, Stratford-upon-Avon, Solihull, Bromsgrove and Redditch.

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

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

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

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

The Council will continue to work with other neighbouring authorities through the DTC, as well as undertaking a comprehensive review of its evidence base. The District Council is committed to working positively with its partners to address these

		strategic issues and where appropriate, prepare MOU or SCG with respect to the issues above.
MM3	64	<p><i>Add the following text as a second paragraph to policy NT1: North of Tamworth Housing Land Allocation:</i></p> <p>Within the Arkall Farm Housing Land Allocation, as identified in the inset map attached to policy NT1, the approved Masterplan identifies a range of land uses, open spaces and transport routes and their relationship both to each other and to the existing development in the vicinity of the site. Proposals should accord with the approved Masterplan, including the key development considerations.</p>
MM4	66	<p><i>Add the following text as a second paragraph to policy R1: East of Rugeley Housing Land Allocation</i></p> <p>Within the East of Rugeley Housing Land Allocation, as identified in the inset map attached to policy R1, the Masterplan to be approved should identify a range of land uses, open spaces and transport routes and their relationship both to each other and to the existing development in the vicinity of the site. Proposals should accord with the approved Masterplan, including the key development considerations.</p>
MM5	84	<p><i>Add the following text as a second paragraph to policy O R1: Other Rural Housing Land Allocations:</i></p> <p>Within the Watery Lane Housing Land Allocation, as identified in the inset map attached to policy OR7, the approved Masterplan identifies a range of land uses, open spaces and transport routes and their relationship both to each other and to the existing development in the vicinity of the site. Proposals should accord with the approved Masterplan, including the key development considerations.</p>
MM6	18	<p><i>Add the following to policy EMP1: Employment Areas and Allocations:</i></p> <p>Development proposals outside the traditional employment use classes (B1, B2 and B8) will be supported on existing and allocated employment sites, where the development proposals clearly demonstrate the potential for job creation on these sites, and provided that they do not undermine or constrain the main purpose of the employment allocation. Proposals for retail or leisure uses on existing or allocated employment sites will be permitted providing they are related in scale and use to the primary employment focus of the site and would have no adverse impact on the vitality and viability of the employment area.</p> <p>Development proposals outside the traditional employment uses classes (B1, B2 and B8) for non-employment generating uses will be supported on existing and allocated employment sites, if it is demonstrated that the continued use of a site, or its development for employment for employment uses, is not viable, through the provision of:</p>

		<p>(i) details of comprehensive marketing of the site for at least 12 months and appropriate to the prevailing market conditions; and</p> <p>(ii) a financial appraisal that demonstrates that the development of any employment generating use is unviable.</p> <p>Such development proposals would also be supported if it can be demonstrated that the continued use of a site, or its development for employment for employment uses causes/or would lead to site-specific, environmental problems, such as noise, pollution of traffic generation, recognising the environmental benefits to be gained by redeveloping these sites for non-employment generating uses.</p>
MM7	19	<p><i>Add the following to the explanatory text after policy EMP1</i></p> <p>Policy EMP1 seeks to ensure that compatible uses are provided on the existing employment sites within the District. The policy provides detail in relation to the level and type of evidence that is required to justify any loss of employment land. The evidence will assist decision makers in coming to an evidence-based decision. The policy should be read alongside other relevant development plan policies.</p>