

Lichfield District Council

Local Development Scheme 2019



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1 The Purpose of the Local Development Scheme

1.1 Councils are required to produce a Local Development Scheme (LDS) under section 15 of the Planning and Compulsory Purchase Act 2004 (as amended by the Localism Act 2011). The LDS must specify the documents which when prepared will comprise the Local Development Documents for the area (LDDs). For Lichfield District the LDD's are the Local Plan which is a development plan document (DPD) and any supplementary planning documents (SPDs) such as the Rugeley Power Station SPD.

1.2 This Local Development Scheme (LDS), sets out the timetable for the production of the LDDs which will be produced by Lichfield District Council over the next three year period (*November 2019 to November 2022*). This supersedes the Council's 2017 LDS. It enables everyone to know the timetable for the production of the Local Plan and any Supplementary Planning Documents if known at the time of producing the LDS. ⁽ⁱ⁾

1.3 The National Planning Policy Framework ([NPPF](#)) and the associated [Planning Practice Guidance \(PPG\)](#) sets the national context. The District Council must take account of this national policy in preparing plans. This national policy may also be relevant to decisions on individual planning applications and appeals.

1.4 The current DPD for Lichfield District comprises the Lichfield Local Plan Strategy which was adopted in 2015 and the Lichfield District Local Plan Allocations Document which was adopted in July 2019. Additional localised detail is provided by the 'made' Neighbourhood Plans.

1.5 The Local Plan is accompanied by other planning documents which are not Local Plan Documents, these documents, including SPDs, Statement of Community Involvement (SCI) and the Authority Monitoring Report (AMR), Chapter 2 provides the context to their relationship with the Local Plan.

1.6 The LDS is available on the Council's website www.lichfielddc.gov.uk/localplan and is available in hard copy from the District Council on request. It will be subject to an annual review linked to the District Council's Authority Monitoring Report which is published on the District Council's website.

i Local Planning Authorities can decide to produce an SPD without it being identified in the LDS.

2 Content of the Local Development Scheme

Local Development Plan Documents (DPDs)

2.1 Within Lichfield District the DPDs are the Lichfield District Local Plan which comprises the Lichfield District Local Plan Strategy (2015) and the Lichfield District Local Plan Allocations document (June 2019) and the made Neighbourhood Plans. The Local Plan Strategy and Allocations document will be replaced with a document called the Lichfield District Local Plan. The DPDs provide the framework for managing development, addressing key planning issues and guiding investment across the District.

Development Plan Document (DPD) - Lichfield District Local Plan

2.2 The Council began reviewing its Local Plan in April 2018 to meet its commitment to address the Greater Birmingham and Black Country Housing Market Area housing shortfall and update the Local Plan policies so they accord with the new national planning policy framework published in 2018 and 2019 whilst reflecting local circumstances. The Council is undertaking a comprehensive review of its evidence base and continues to work proactively with partners. It is not proposed to prepare any joint Local Plan Documents with other authorities requiring adoption by all parties.

2.3 The following table describes the content, coverage, status, chain of conformity and key stages within the timetable for the production of the review of the Lichfield Local Plan Strategy and Allocations DPDs.

Table 2.1

Lichfield District Local Plan 2018-2040	
Role and Content - To produce a document that will review the Local Plan in totality. The document will set a framework for the future sustainable development of the District. It will set out the spatial profile and issues facing the district and a vision of how Lichfield District will appear in 2040. It will contain strategic objectives and priorities and a spatial strategy with strategic and non-strategic policies to guide future sustainable development.	
Coverage - District wide.	
Status - Development Plan Document.	
Conformity - It will be in conformity with the National Planning Policy Framework, influenced by local strategies and other cross boundary strategic matters underpinned by relevant and up to date local evidence.	
Timetable - Key stages	
Scope, Issues and Options	April 2018
Preferred Options and Policy Directions	January 2019
Preferred Options	November 2019

Lichfield District Local Plan 2018-2040	
Publication	May 2020
Submission	January 2021
Examination	May 2021
Adoption	February 2022

Neighbourhood Plans

2.4 The Localism Act 2011 enables local communities to produce a neighbourhood plan to support the development of their area. A neighbourhood plan becomes part of the statutory development plan once it has been agreed at a referendum and is made (brought into legal force) by the local planning authority. Applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise.

2.5 The District Council supports the development of Neighbourhood Plans that will form part of the Local Plan for Lichfield District. At present there are 17 designated Neighbourhood Areas where Neighbourhood Plans are being progressed. Currently 11 Neighbourhood Plans have been 'made' namely Stonnall, Shenstone, Little Aston, Wiggington, Hopwas & Comberford, Lichfield City, Whittington & Fisherwick, Fradley, Elford, Longdon, Alrewas and Armitage with Handsacre. At the time of writing the remaining designated neighbourhood areas are: Colton, Burntwood, Wall, Hammwerwich, Fazeley and Streethay.

2.6 Details of each Neighbourhood Plan is published on the District Council's website at www.lichfielddc.gov.uk/neighbourhoodplans

Other Supporting Documents:

Supplementary Planning Documents

2.7 SPDs expand on policies and proposals contained in the Local Plan. They do not form part of the statutory development plan and are not subject to formal independent examination. No further SPDs are currently proposed and the following table shows the SPDs with the date they were adopted:

Table 2.2

Supplementary Planning Documents	Adopted
Rural Development	December 2015
Historic Environment	December 2015
Sustainable Design	December 2015 (Appendix A updated Spring 2019)
Biodiversity	May 2016

Supplementary Planning Documents	Adopted
Developer Contributions SPD	May 2016
Trees and Landscape SPD	May 2016
Rugeley Power Station Development Brief SPD	April 2018

Statement of Community Involvement

2.8 The District Council adopted its Statement of Community Involvement (SCI) in April 2019. It sets out the standards that the District Council intends to achieve in relation to involving the community in the preparation, alteration and continuing review of all local development documents and in development control decisions. The SCI goes beyond the statutory minimum requirements for consultation. All documents are required to be prepared in accordance with the SCI.

Sustainability Appraisal

2.9 Where required Development Plan Documents will be subject to a Sustainability Appraisal (SA) that fully meets the requirements of the Strategic Environmental Assessment (SEA) Directive. The main purpose of an SA is to appraise the social, environmental and economic effects of strategies and policies from the outset of the preparation process, so that decisions can be made that accord with the objectives of sustainable development. The SA process will be completed to support the various plan making stages as required by the legislation.

Habitats Regulations Assessment

2.10 A Habitats Regulations Assessment identifies whether a plan is likely to have a significant effect on a European site, either alone or in combination with other plans or projects. This assessment must determine whether significant effects on a European site can be ruled out on the basis of objective information. It has already been established that the Cannock Chase Special Area of Conservation (SAC) River Mease SAC and Cannock Extension Canal SAC could potentially be affected by land-use proposals within the Lichfield Local Plan. Studies are prepared to prevent harm arising along with developing mitigation strategies. These are being monitored and updated through partnership working.

Authority Monitoring Report

2.11 Local planning authorities are required to publish an annual report that monitors the progress and implementation of their local plans. It must specify whether adopted policies are meeting their stated objectives. The District Council's [AMRs](#) are available on the website with the latest version published in August 2019.

Infrastructure Delivery Plan

2.12 An Infrastructure Delivery Plan (IDP) sets out what infrastructure improvements will be required to help deliver the aspirations of the Local Plan. It includes transport improvements, social and community facilities, utility services and green spaces, it sets out what is committed and what will be required to deliver the Local Plan as well as the longer term and aspirational infrastructure projects within the District.

Community Infrastructure Levy

2.13 The Community Infrastructure Levy (CIL) is a planning charge, introduced by the Planning Act 2008 as a tool for local authorities in England and Wales to help deliver infrastructure to support the development of their area. It came into force on 6 April 2010 through the Community Infrastructure Levy Regulations 2010 (as amended) and is based on a £ per sqm charge.

2.14 Lichfield District Council adopted its CIL on 19th April 2016 and commenced charging on 13th June 2016. A CIL charge applies to all relevant applications determined on or after this date. A number of policies to support the CIL were also adopted including an Instalment Policy, In Kind Policy and Exemptions and Relief Policy. The Regulation 123 (revised list adopted February 2017) of the CIL Regulations sets out a list of those projects or types of infrastructure that LDC will fund in whole or in part through the levy.

3 Background Evidence

3.1 When preparing its LDDs the Council seeks to ensure that these are integrated with and complimentary to a range of adopted policies and strategies, including those produced by other partners. This helps us ensure issues which also effect our neighbours and partners are addressed as part of our Duty to Cooperate.

3.2 A wide range of background work needs to be undertaken and taken into account when preparing the Local Plan. This background work will be the evidence base that supports the strategy and policies of the Local Plan. Some of the evidence base studies will be undertaken in house, however specialist knowledge will be required for other studies and as such will be undertaken by consultants.

3.3 The range of strategies, policies and background technical studies includes the following documents, the full locally prepared evidence base can be viewed at www.lichfielddc.gov.uk/evidence

4 Resources, Monitoring and Review

4.1 The broad resources and management arrangements for each LDD are primarily located within the spatial policy and delivery team. However, there will be significant involvement of other officers across the District Council and assistance from the County Council, for example in relation to transportation and education issues.

4.2 Throughout the process the input from our elected members will be vital and this will be through the Local Plan Sub Committee, Economic Growth Environment and Development (Overview and Scrutiny) Committee, CIL Joint Member/Officer Working Group, Cabinet and Full Council.

4.3 There will always be a degree of uncertainty associated with preparing a LDS as new technical information, other reviews and other unforeseen circumstances that warrant changes or review may delay the production of the Local Plan. In order to identify any issues as soon as possible the Council will monitor the progress of the preparation of the local plan and neighbourhood plans through the authority monitoring report.

4.4 The Council has carried out a risk assessment of the projects contained in this document as set out in the table below.

Table 4.1 Risks to Production

Risk	Impact	Mitigating Actions
New National Policies published	Additional work to comply with new requirements	<ul style="list-style-type: none"> Respond to changes as early as possible
Level of public engagement proves greater than the assumption made	Increased time required for public and stakeholder involvement. Possible programme slippage	<ul style="list-style-type: none"> Build in some flexibility in programme Monitor progress Consider drawing in additional resources
Staff turnover and difficulties in recruitment	Reduced capacity may cause slippage in Local Plan preparation	<ul style="list-style-type: none"> Fill vacancies promptly where possible Consider re-deployment to meet key targets and milestones Consider recruitment incentives Consider using consultants where specific expertise is required.
Unforeseen pressures on staff time for other work	Staff diverted to other work may cause slippage in Local Plan preparation	<ul style="list-style-type: none"> Local Plan to be a Strategic Plan priority Closely manage staff tasks and consider re-deployment

Risk	Impact	Mitigating Actions
Insufficient financial resources, including lower levels of grant than anticipated	Danger that quality of evidence base is compromised and/ or key milestones unable to be met	<ul style="list-style-type: none"> • Closely monitor costs
Commissioned evidence not delivered on time	Key milestones unable to be met	<ul style="list-style-type: none"> • Closely monitor delivery of contracts
IT systems unreliable or inadequate for consultation and Examination processes	Possible delays in consultation administrative processes causing slippage	<ul style="list-style-type: none"> • Ensure corporate liaison on IT and communications issues • Invest early in IT systems and GIS
LDS programme too ambitious	Key milestones may not be met	<ul style="list-style-type: none"> • Use experience already gained to ensure programme is realistic • Monitor progress of the LDS through the AMR • Prioritise documents
Planning Inspectorate unable to meet post submission process timescales	Examination and/ or report is delayed and key milestones not met	<ul style="list-style-type: none"> • Close liaison with PINS to ensure problems identified
Local Plan document found unsound	Document requires additional work and repetition of specific stages of the process	<ul style="list-style-type: none"> • As far as possible ensure evidence base is robust and up-to-date on submission • Engage with the community and stakeholders • Critical friend analysis prior to submission
Legal Challenge	Possible quashing of document or requirement to repeat work	<ul style="list-style-type: none"> • Ensure Regulations complied with and processes audited • Carefully consider Inspector's recommendations