



# Lichfield District **LOCAL PLAN REVIEW** 2020 - 2036

Preferred options

November 2019

■	Executive summary	
1	Executive summary	3
■	Introduction & context	
2	Introduction & context	5
3	National context	11
4	Local context	13
■	Profile of the district & issues	
5	Profile of the district	14
6	Issues	26
■	Our vision & strategic priorities	
7	Our vision	28
8	Our strategic objectives & priorities	30
■	Our strategic policies	
9	Our spatial strategy	33
10	Our sustainable communities	40
11	Our infrastructure	49
12	Our sustainable transport	51
13	Our homes for the future	55
14	Our economic growth, enterprise & tourism	64
15	Our healthy & safe communities	71
16	Our natural resources	76
17	Our built & historic environment	85
■	Our settlements	
18	Lichfield and Streethay	90
19	Burntwood	97
20	Larger service villages	101
21	Smaller service villages	122
22	Smaller rural villages and our wider rural areas	129
■	Our next steps	
23	Our next steps	130
■	Appendices	
A	Non Strategic Allocations (Existing and Proposed)	131
B	Masterplan Guidelines	134

■	Glossary & abbreviations	
	Glossary & abbreviations	135

## 1 Executive summary

### Executive Summary

**1.1** Lichfield district council is reviewing its local plan with the aim to create a new local plan which will provide the planning framework for our district up to 2040. Once adopted the new local plan will replace the current local plan strategy which was adopted in 2015 and local plan allocations which was adopted in July 2019. Until the new local plan is adopted, the current plan will continue to be used when making planning decisions.

**1.2** Our vision for the district is one of growth. The council aspires to deliver housing and employment growth within our district. 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.

**1.3** Our spatial strategy set out how we will deliver a minimum of 6,620 dwellings plus a contribution of 4,500 dwellings towards meeting the Greater Birmingham and Black Country housing market area. We have identified four strategic allocations within Lichfield city, Fradley, Fazeley and Whittington and set out our ambition to plan for a new settlement within our district. We will continue to maintain and support enhancements to our existing employment areas to meet the needs of the local economy to 2040.

**1.4** The preferred options document also includes policies that set out how will be plan for transport, our natural environment, our built and historic environment and the health of our communities. We know that we still have a number of pieces of evidence that need completing, this information will support the development of policies that will address our identified strategic objectives and priorities.

**1.5** We are now seeking your views on the preferred options, the consultation runs from Friday 29th November 2019 until the 24th January 2019 . There are a number of ways in which you can let us know your views:

- Online via the website: <http://lichfielddc-consult.limehouse.co.uk?portal>
- Email: [developmentplans@lichfielddc.gov.uk](mailto:developmentplans@lichfielddc.gov.uk)
- In writing to; Spatial Policy and Delivery, Lichfield District Council, Frog Lane, Lichfield, WS13 6YZ

**1.6** At the end of the consultation period, we will consider all the comments received on issues relevant to the plan together with evidence that we have and are collecting. The information gathered will inform the Regulation 19 version of the plan which we intend to publish in May 2020.





## 2 Introduction & context

### What is a local plan?

**2.1** All planning authorities are required to produce strategic plans which show how their area will develop in the future. These plans are often known as 'Local Plans'. The local plan should provide a positive vision and framework for the future development of the area, seeking to address needs and opportunities in relation to housing, the economy, community facilities and infrastructure as well as safeguarding important environments. A key task of a local plan is to provide policies which will guide decisions on whether or not planning applications can be granted approval. In law the local plan is described as a development plan document which can consist of one or more documents including local plans and neighbourhood plans.

**2.2** The National Planning Policy Framework (NPPF) establishes that the planning system in England should be 'genuinely plan-led' and that authorities are expected to keep their local plans up-to-date. The development plan for the area must include strategic policies to address the areas priorities for development and use of land. Alongside strategic policies authorities should also consider non-strategic policies to provide more detailed policies for specific areas, neighbourhoods or types of development. These policies can be included in a single plan, within subsequent local plan documents and/or within neighbourhood plans.

**2.3** The current Lichfield local plan is a district wide plan and comprises of two development plan documents:

**2.4** The local plan strategy: which was adopted in February 2015 and sets out the strategic vision, objectives and spatial strategy for the district including the levels of development needed and a number of large strategic allocations for housing growth; and

**2.5** The local plan allocations: which was adopted in July 2019 identifies site specific proposals and policies to deliver the strategic vision established through the local plan strategy.

**2.6** There are also a number of neighbourhood plans which have been produced by communities within the district which form a further layer of approved planning policy within the district. Neighbourhood plans are required to be in general conformity with the local plan for an area and as such complement the local plan within the district.

### What is the local plan review and why are we reviewing it?

**2.7** The local plan review will provide for a full review of the existing local plan within the district to ensure that there are appropriate and up-to-date planning policies. There have been a number of important changes to the planning system in recent years including the publication of a revised National Planning Policy Framework and associated Planning Practice Guidance in 2018.

**2.8** There have been a number of reforms to the system. Three major reforms are the implementation of a standard method for calculating housing need in an area, a new requirement to ensure authorities are working with their neighbours to meet housing needs where it has been robustly demonstrated that they cannot be met within an administrative area. There is also a requirement for all authorities to consider a review of their local plans at least once every five years. Changes such as these mean it is vitally important for the district council to begin the process of reviewing its local plan.

**2.9** In addition to the above, the local plan allocations document commits Lichfield district to carry out an early review of the local plan in order to respond to the changing needs for development, especially the need to accommodate additional housing arising from unmet needs in neighbouring authorities within the same housing market area.

**2.10** The district council commenced its local plan review in April 2018 with consultation on a scope, issues and options document. The scope, issues and options document focused on identifying the key issues facing the district and presented a number of possible spatial growth options. The responses to the consultation were used to shape the preferred options & policy directions document which was developed in January 2019. The document set out preferred growth options and strategic and local policies against a range of areas relating to identified objectives. Responses to the preferred options and policy directions have helped refine and further develop our preferred options document.

**2.11** The previous version of the local plan review stated that the plan period would go up to 2036, in this version of the plan the time frame has been extended to 2040. This extension of time will enable the district council to set out how we intend to grow our district in the long term, offering more certainty for our communities, partners and those that will deliver development for us. The extension of the plan period will also mean some of our evidence base will need to be updated to account for this change. This work will be completed ahead of any formal Regulation 19 consultation.

### **What is the scope of the local plan?**

**2.12** This preferred options document begins to refine elements of the local plan based on the information we have available to date.

**2.13** The final version of the local plan will include:

- Spatial profile & issues: a high level picture of Lichfield district today with its key features and issues identified;
- A vision: a high level picture of how Lichfield district will appear in 2040;
- Strategic objectives & priorities: setting out the main challenges and how these will help meet the vision;
- Spatial strategy: setting out how different areas of the district and the district as a whole should develop within the plan period, setting out how much development will take place, where this development will be located and when it will be delivered;
- Strategic policies: theme-based strategic policies which will support the delivery of the spatial strategy and establish the principles of development. Examples of themed areas are likely to be sustainable development, the natural and built environment, infrastructure, housing, employment and health;
- Non-strategic policies: locally based detailed policies for specific areas which support the delivery of strategic policies, spatial strategy and vision. Such policies may be included within the local plan, any subsequent local planning documents and within neighbourhood plans produced by our communities; and
- Monitoring and implementation framework: to ensure that the council can check that the local plan is being delivered and how effective its policies are being in ensuring the vision and spatial strategy is being delivered. Monitoring will be undertaken throughout the plan period and considered through the Authority Monitoring Report.

### **How will the local plan be prepared and where we are in the process**

**2.14** The timetable for the local plan review is set out in the council's Local Development Scheme and is summarised below in table 2.1. This is the preferred options consultation stage.

**2.15** At this stage, the council is seeking your views on our preferred growth locations and strategic and local policies that help us to address the issues and objectives we have previously identified. The consultation responses that we receive will contribute to our work in preparing the local plan review and will also help to inform what further evidence may be necessary. There will be further opportunities to comment on the local plan review and its policies as it progresses.

**2.16** The Table 2.1 below sets out the timetable for the stages of the plan's production.

**Table 2.1 Local plan review timetable**

Lichfield district local plan 2018-2040	
Publication	May 2020
Submission	January 2021
Examination	May 2021
Adoption	February 2022

### **What has influenced the development of the local plan?**

#### **National planning policy & guidance**

**2.17** Since the publication of our scope, issues & options document the government has published a revised National Planning Policy Framework along with associated guidance. The local plan will need to conform with national planning policy and guidance and associated legislation.

**2.18** This preferred options document has been developed to accord with the revised National Planning Policy Framework and its associated guidance. Further detail with regards to the national policy context is set out in subsequent chapters of this document.

#### **Engagement with other councils and our partners**

**2.19** The local plan review must be prepared in accordance with a Duty to Cooperate which sets a legal obligation for the council to engage with other authorities and public bodies on an ongoing basis on strategic planning issues which cross administrative boundaries. Strategic issues can include the delivery of housing, employment and infrastructure and the impact of development on areas of environmental importance including Special Areas of Conservation and the Green Belt.

**2.20** The preferred options document will, like previous versions of the local plan review, set out a number of areas where the council will need to work with partner organisations on strategic issues. An example of such an issue is the unmet housing need arising from within the Greater Birmingham Housing Market Area which will need to be addressed within the local plans of each authority within the housing market area.

**2.21** In addition to complying with the Duty to Cooperate the revised National Planning Policy Framework requires authorities to produce and publish Statements of Common Ground which should set out the cross-boundary issues which need to be addressed and detail the progress which has been made in dealing with them. The council may wish to produce one or a number of Statements of Common Ground to cover the range of cross-boundary matters the local plan is addressing. The council will prepare and update the relevant Statements of Common Ground as the local plan review progresses. In order for a local plan to be examined and considered effective it will need to demonstrate that cross-boundary strategic issues have been dealt with and that this should be evidenced through the Statements of Common Ground.

**2.22** A key aspect which has influenced this document is the consultation which has taken place with our communities and various stakeholders. The scope, issues and options consultation received a high level of response from all aspects of the community, the development industry and other stakeholders. In total over 1,600 individual responses were received from around 260 individual consultees providing comments on a range of issues and topics raised within the scope, issues and options document. The subsequent preferred options and policy directions consultation equally

received a high level of response. Over 5,045 individual responses were received from around 1,630 individual consultees, including responses to the 23 set questions and general views on the overall direction of the plan. These responses have been analysed and considered by the council when preparing this preferred options and policy directions document. Throughout this document we have set out a **'what you told us'** section which summarises some of the key themes which came out through the consultation and have gone on to influence this document.

**2.23** In addition to the initial consultation the council undertook a call for sites exercise during October and November 2018. This gave landowners, developers and other stakeholders the opportunity to submit sites to the council for consideration. A large number of sites were submitted through this process, with a number of new sites being submitted alongside sites which have previously been promoted through the local plan process. Sites submitted through this process have been published in the call for sites schedule January 2019 and appear in our updated Strategic Land Availability Assessment alongside this document. These sites will be assessed through our evidence, including our Land Availability Assessments. Whilst the initial call for sites has taken place, we are happy to continue to receive additional sites during this consultation period and beyond.

**2.24** The council will continue to engage with our partners and stakeholders throughout the progression of the local plan review. This will be undertaken in line with our Statement of Community Involvement. It will ensure that all stakeholders wishing to engage in the plan-making process have the appropriate opportunities to do so. This document represents a further opportunity for stakeholders to engage and provide meaningful contributions.

### Other plans and strategies

**2.25** The council works in close partnership with a number of organisations including the health authorities, the county council and housing associations. The council do this to ensure that the policies and proposals within the local plan are as closely aligned as possible to the policies and plans which partner organisations prepare. There are a number of plans which are of direct relevance and inform the local plan review, and in turn the local plan informs them. Examples of such plans and strategies include:

- Lichfield District Council Strategic Plan: sets the council's strategic vision and values for the coming years. The local plan will assist in delivering the vision identified in the councils strategic plan;
- Local Enterprise Partnerships: the district is part of two Local Enterprise Partnerships, the Stoke on Trent and Staffordshire Local Enterprise Partnership and the Greater Birmingham and Solihull Local Enterprise Partnership. Both of the Local Enterprise Partnerships produce their own strategic economic plan which is relevant to the district. The West Midlands Local Industrial Strategy and the emerging Staffordshire Local Industrial Strategy are also relevant to our district and will help to inform the local plan;
- Strategic Economic Plan: prepared by the West Midlands Combined Authority sets out the vision for improving the quality of life of everyone who lives and works in the West Midlands; and
- Neighbourhood plans: communities across the district have produced or are currently producing their own neighbourhood plans. These plans provide a further layer of planning policy but also provide evidence which supports this local plan review. Further detail on neighbourhood plans and their role in the context of the local plan review is included in chapter four of this document.

### Our supporting evidence base

**2.26** The local plan review will need to be supported by an appropriate evidence base. This is one of the main requirements of a local plan when it is independently examined. The evidence base is critical to ensuring that the council and all stakeholders have a thorough understanding of the issues and needs facing the district from a suitable basis for policies and plans.

**2.27** The evidence base will inform the various aspects of the local plan and will itself be tested at examination. The council has carried out a number of studies and assessments and further evidence is being produced to inform the final plan.

**2.28** The council's evidence base is available to view online via the council's website. This will be updated as new and updated evidence is prepared and published.

### **Assessing environmental impacts**

**2.29** The council is required to assess the environmental impacts of any plan which it produces. Prior to the scope, issues and options document a Sustainability Appraisal Scoping Report was produced. The Scoping Report was made available to the statutory consultees (Natural England, Historic England and the Environment Agency) for consultation. This report provides a detailed baseline of information and identified strategic objectives which will enable the impact of the plan to be understood.

**2.30** The scope, issues and options document and the preferred options and policy directions was supported by a Sustainability Assessment, (including a Non-Technical Summary) and a Habitat Regulations Assessment. During summer 2019 we updated and re-consulted on our Scoping Report to ensure that the amendments we to our Strategy Objectives and Priorities 6: meeting housing needs, was taken into account.

**2.31** 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. Further sustainability appraisal and habitat regulations assessment have been undertaken on this preferred options document. These processes will continue to be undertaken at each stage of the local plan review.

**How to read this document**

**2.32** This preferred options document has been produced to further inform our local plan review and provide stakeholders another opportunity to provide their views and comments. Within this document there are a number of boxes which are colour coded to help guide you through the document.

**How to read this document**

Pink boxes represent our policies that we are proposing in the emerging plan.

Light green boxes are used to show the key issues affecting the district which the local plan review will seek to address. This also includes certain locations and specific issues which we have identified.

Dark green boxes are used for the vision and key objectives for the local plan. These are key to the local plan review as the policies and proposals within the local plan should seek to deliver the vision and its strategic objectives.

**How can you get involved**

**2.33** This consultation seeks to set out the preferred options for the local plan review and provides direction on how we propose to grow our district and future strategic policies. The council is keen to receive representations from all interested and affected parties so that responses can be fed into the next stage of the local plan review.

You can make your comments using the representation form. There are a number of ways you can make a representation:

Online via the website: <http://lichfielddc-consult.limehouse.co.uk/portal>

Email: [developmentplans@lichfielddc.gov.uk](mailto:developmentplans@lichfielddc.gov.uk)

In writing to: Spatial Policy & Delivery, Lichfield District Council, Frog Lane, Lichfield, WS13 6YZ

**What happens next?**

**2.34** Following consultation on the preferred options we will carefully consider all comments which have been submitted to us along with the evidence base which is being produced in support of the local plan review. These comments and evidence will help to inform the next stage of the local plan review process.

### 3 National context

**3.1** National planning policy is set out within the National Planning Policy Framework which was revised in February 2018. The local plan review will be progressed in line with the new framework to ensure that our local plan is consistent with national policy. The framework is clear that the planning system in England should be 'genuinely plan-led' with up-to-date and succinct local plans being the cornerstone.

**3.2** National policy requires authorities to produce policies to address the strategic priorities for its area and these policies can be contained in plans produced either individually or jointly or by an elected Mayor. As the district is not part of combined authority area or under the remit of an elected Mayor the plan making powers rest with the district council.

**3.3** Through the scope, issues and options consultation the council set out its intention to produce its own local plan for its area and asked whether this was an appropriate approach or whether a joint-plan should be proposed. None of the comments received indicated that a joint plan was seen as appropriate.

**3.4** National policy identifies that strategic policies set out within the local plan should provide an overall strategy for the pattern, scale and quality of development. Strategic policies should look ahead over a minimum 15 year period so that they are able to anticipate and respond to long-term requirements and opportunities such as those which may arise from major improvements in infrastructure.

**3.5** Strategic policies should address issues such as:

- The overall strategy for growth including scale, location and quality;
- Housing (including affordable housing);
- Economic development to deliver employment;
- Leisure, retail and commercial development;
- Infrastructure and community facilities of all types (including transport, telecommunications, social and community, green infrastructure and security); and
- Conservation and enhancement of the natural and built environment including climate change.

**3.6** Plans are required to make explicit reference to its policies which are strategic and these should be limited to those which are necessary to address the overarching objectives and priorities for the area. Such policies will form a clear starting point for localised non-strategic policies which may be required. Detailed matters which would be better suited to non-strategic policies either within local plan documents or neighbourhood plans should not be included within strategic policies.

**3.7** Strategic policies should provide a clear direction for bringing forward sufficient land, and at a sufficient rate, to ensure that development needs across the plan period are met. Non-strategic policies can include site allocations, the provision of infrastructure and facilities at a local level, establishing design principles, conserving the environment and setting out other appropriate development management policies.

**3.8** Given that national planning policy requires the preparation of strategic and non-strategic policies it is considered that it may be appropriate for the district council to prepare a two part local plan much like the approach used for the current local plan. This will enable the council to set out its strategic policies which can then be followed with further non-strategic policies through neighbourhood plans and a subsequent local plan document. This will enable flexibility in delivering growth in our district and also provide our local communities through their neighbourhood plans the greatest opportunity to allocate local growth.



**3.9** National policy requires policies within local plans to be reviewed to assess whether they need updating at least once every five years, following such a review the plan should be updated as necessary. Reviews will need to take account of any amendments to national policy, changing circumstances for an area including where the applicable local housing need figure has altered significantly.

**3.10** Local plans are required to be prepared in accordance with all legal and procedural requirements and will be examined to assess whether they are 'sound'. Plans are considered to be 'sound' if they are positively prepared, justified, effective and consistent with national policy.

## 4 Local context

### Current local plan

**4.1** The introductory chapter of this document provided an overview of the current local plan for the district and explained why this is being reviewed. It is important to note that until the time the local plan review is adopted, the current local plan which is made up of the local plan strategy and local plan allocations document remains in place and will guide development and decisions on planning applications.

**4.2** The current local plan includes a range of policies and proposals which have been developed to deliver the vision and strategy set out within the plan. The scope, issues and options document provided an analysis of those policies and considered whether there needed to be change. Our preferred policy and policy direction document presented informed options and posed questions on the detail of the document to help shape further the local plan review. This current document presents the preferred growth options and strategic and local policies for topic areas and for the settlements within our district.

### Neighbourhood plans

**4.3** National policy makes clear that neighbourhood plans, where brought forward, form a key part of an area's development plan. Neighbourhood plans are prepared by their community and must be examined to ensure they meet the 'basic conditions' set out in national policy. Once 'made' they become part of the development plan.

**4.4** Lichfield district has ten 'made' (or adopted) neighbourhood plans that form part of the development plan for our district. A further seven communities are currently working towards completing the neighbourhood plan process and are all at varying stages of preparation.

**4.5** National policy makes clear that neighbourhood plans can be used to set out non-strategic policies which assist in the delivery of the strategic policies set out within the local plan. Neighbourhood plans must be in general conformity with an area's local plan and should not provide for less development than is set out within the local plan.

**4.6** Where a neighbourhood plan has been produced, then the non-strategic policies within that plan take precedence over the non-strategic policies within a local plan if the neighbourhood plan has been 'made' more recently. This situation also applies in reverse if policies within a local plan are the most recently adopted. Following the review of the local plan communities may wish to review their neighbourhood plans to ensure their policies are in conformity with the local plan.

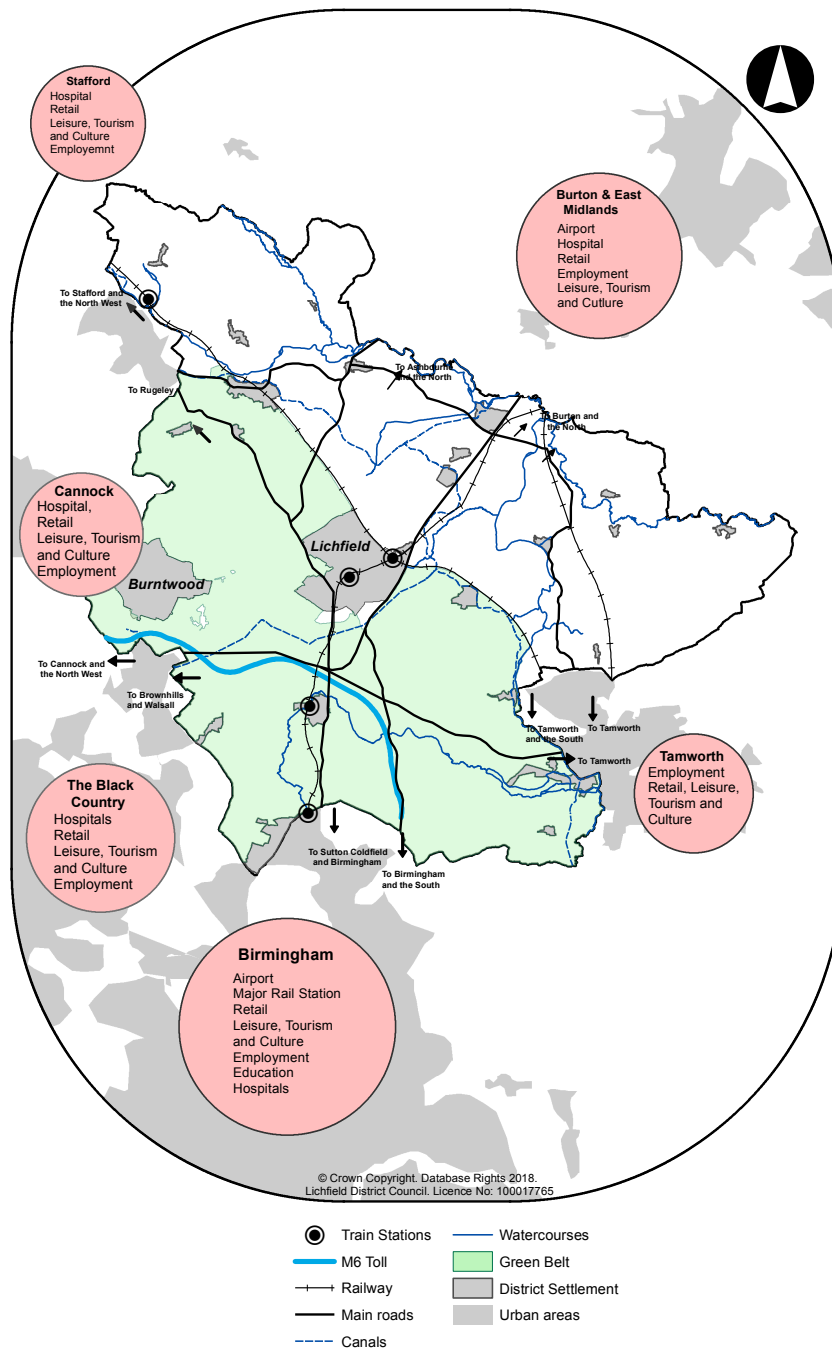
## 5 Profile of the district

### Spatial Characteristics

**5.1** To help us plan for the future, we need a clear understanding of the characteristics of Lichfield district today, and the issues and opportunities that these present. This section provides a snapshot of the key spatial characteristics of the district.

**5.2** 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. There are also parts of the district adjoining larger settlements in neighbouring areas or on our boundaries.

Figure 5.1 Lichfield District



**5.3** Given its location the district is an attractive place for people to live. It has been a significant destination for migrants from the West Midlands conurbation and other nearby towns over time. 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 West Midlands Green Belt.

**5.4** The current local plan strategy focuses the majority of growth to the most sustainable locations in the district. Strategic housing allocations are made at Lichfield, Burntwood, Fradley and East of Rugeley, with North of Tamworth being identified as a broad development location and other settlements receiving more modest housing growth. The current plan protects existing employment sites and allocates a further employment site at Cricket Lane, Lichfield.

### Population and communities

**5.5** Whilst the demographics of different communities within the district vary considerably, there are some general characteristics of the whole population of the district that have a bearing on future needs and policy.

**Table 5.1 Population and age structure**

Population	District	West Midlands	England
Total	103,061	2,928,085	55,268,067
0-14	15.9%	17.7%	17.5%
15-64	60.9%	62.5%	64.6%
65+	23.2%	19.71%	17.8%

**5.6** 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.

**5.7** The district is characterised by a larger than average proportion of people aged over sixty five and similarly a larger than average number of children under of the age of fifteen. The overall population for the district is projected to increase by 4% between 2015 and 2025 with a significant growth in people over 65 (20%) and ages 85 and over (63%). This rate of increase is likely to be faster than the national average. <sup>(i)</sup>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.

**5.8** 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 or 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%.

**5.9** The ethnic diversity of the district's population does not reflect that of the West Midlands or the rest of England, with people of white British origin accounting for a larger proportion of the population than any other ethnic group. <sup>(ii)</sup>

**Table 5.2 Ethnic Composition**

Ethnic Composition (%)	District	West Midlands	England
White	94.6	82.8	85.5
White Irish/White Other	2.1	N/A	N/A

i ONS Mid-Year Population Estimates 2016

ii 2011 Census ONS

Ethnic Composition (%)	District	West Midlands	England
Mixed	1.1	2.4	2.2
Asian or Asian British	1.5	10.2	7.6
Black or Black British	0.5	3.2	3.4
Chinese or Other Ethnic Group	0.3	1.5	1.7

#### Key characteristics: population and communities

1. The population of our district is growing at a much slower rate compared to the rest of West Midlands conurbation and Great Britain.
2. Our district has a larger than average proportion of people aged over 65, and therefore a smaller working age population when compared to the West Midlands and Great Britain.
3. Our district is less ethnically diverse when compared with the West Midlands and England, with White British origin accounting for over 94% of the district.

### Housing

**5.10** Lichfield is seen as an attractive commuter area for Birmingham 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 <sup>(iii)</sup>.

Table 5.3 Average house prices

Year	District	West Midlands
2009	£206,114	£158,245
2010	£257,553	£174,404
2011	£235,515	£166,993
2012	£235,515	£180,000
2013	£229,833	£188,000
2014	£243,452	£191,000
2015	£268,247	£202,397
2017	£282,453	£214,877
2018	£308,610	£225,658
2019	£300,362	£231,121

iii CLG Hometrack and Land Registry

**5.11** Through evidence which supports the local plan strategy it was identified that Lichfield 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.

**5.12** Lichfield forms part of the Greater Birmingham & Black Country housing market area along with neighbouring authorities and evidence published for the market area shows a significant unmet housing need. This shortfall will need to be addressed between the authorities and 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.

**5.13** In terms of housing delivery the local plan strategy sets an overall housing requirement of 10,030 <sup>(iv)</sup> dwellings between 2008 and 2029 at an annual rate of 478 dwellings per annum. It has sought to do this through a strategy of focusing major growth within and adjoining the most sustainable settlements within the district. The council has continually monitored housing delivery against this target through the authority monitoring report, strategic housing land availability assessment and its assessment of five year housing land supply. This monitoring process has revealed that a shortfall has arisen in the early part of the plan period and there is a significant difference between the number of permissions granted and actual housing completions each year. The district council has continued to grant planning permissions significantly in excess of the annual housing requirement to ensure that a rolling five year supply of housing land is available.

**5.14** The revised National Planning Policy Framework has introduced a new housing delivery test for local authorities. This test is designed to ensure that local authorities and other bodies are held accountable for their role in ensuring new homes are delivered. The delivery test will highlight whether the number of homes being built is below the targets within a local plan, provide mechanisms for establishing why those targets have been missed and trigger policy responses where delivery is lacking. Given the district's recent delivery profile and the governments intention to scrutinise delivery it will be important for us to understand why delivery of new homes within Lichfield district has been in the past below target.

**5.15** Alongside the identified issue with regards to delivery of housing is the delivery of affordable housing. The adopted local plan strategy seeks to deliver up to 40% affordable housing on suitable developments. Since 2008 there has been a relatively low proportion of affordable homes delivered which mirrors the overall issue with regards to housing delivery.

#### Key characteristics: housing

1. Affordability is a key issue within our district with the average house price over £70,000 higher than the national and regional averages.
2. There is an imbalance of housing types within the district with a higher concentration of larger, detached homes.
3. Our district falls within the Greater Birmingham & Black Country Housing Market Area and there is a significant unmet housing need.
4. There has been a shortfall in housing delivery including affordable homes within our district over the past decade.

iv The total housing requirement includes 1,000 dwellings to meet the needs of neighbouring authorities, Tamworth Borough and Cannock Chase District

## Health and inequalities

**5.16** 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 increased deprivation within the district. Chadsmead and Chasetown wards fall within 20% of most deprived areas nationally <sup>(v)</sup>.

**Table 5.4 Indices of multiple deprivation**

	Indices of multiple deprivation 2007	Indices of multiple deprivation 2010	Indices of multiple deprivation 2015
Rank of average score	258	237	252
Rank of income	258	243	225
Rank of employment score	237	231	202

**5.17** Overall life expectancy at birth continues to rise both locally and nationally. The table below shows the comparison of life expectancy of our residents compared to the regional and national averages. It highlights 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.

**Table 5.5 Life expectancy**

	Male Life Expectancy	Male Healthy Life Expectancy	Female Life Expectancy	Female Healthy Life Expectancy
Lichfield District	79.9	65	83.1	67
West Midlands	78.9	62.4	82.9	62.5
England	79.5	63.4	83.2	64

**5.18** 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 <sup>(vi)</sup>2016. 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.

**5.19** Lichfield is perceived to be a safe place to live with rates of crime being lower than the countywide average. The average crime rate from Lichfield district is 45 crimes per 1,000 population which is lower than the average for Staffordshire at 48.3 per 1,000 population <sup>(vii)</sup>

### Key characteristics: health and inequalities

1. Our district is a relatively prosperous area ranking within the lowest 25% of local authorities for overall deprivation, however there are pockets of deprivation within the district.
2. Residents of the district have a higher healthy life expectancy than the national average.

v ONS Index of Multiple Deprivation 2015

vi Staffordshire Observatory, Lichfield Locality profile

vii Lichfield District Community Safety Delivery Plan 2017-2021



3. There is a high rate of obesity within our district with just over 50% of adults meeting the recommended levels of physical activity.
4. Crime rates within Lichfield district are lower than the countywide average.

### Transport movement

**5.20** The district is well connected to the national transport network with the M6 toll, A38 (T), A5148 (T) and A5 (T) 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.

**5.21** 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 Walsall or the Cross City 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.

**5.22** Overall 75% of households within the district are within 350m of a half hourly or better 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.

**5.23** Despite its public transport links, as shown in the table 5.6 <sup>(viii)</sup> 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.

**Table 5.6 Method of travel to work**

Method of travel to work (%)	Lichfield	West Midlands	England
By car/van	47.2	40.5	37.0
Passenger in car/van	3.4	3.8	3.3
By train	2.3	1.6	3.5
By underground metro, light rail, tram	0.1	0.2	2.6
By bus/minibus or coach	1.4	4.8	4.9
By bike	0.8	1.2	1.9
By foot	5.1	6.2	6.0
By taxi	0.1	0.3	0.3
By motorcycle, scooter or moped	0.3	0.3	0.5
Other method of travel to work	0.3	0.3	0.4

viii ONS 2011 Census

Method of travel to work (%)	Lichfield	West Midlands	England
Work mainly from home	4.4	3.0	3.5
Not in employment	34.4	37.6	35.3

#### Key characteristics: transport & movement

1. Given its location in the centre of the country Lichfield district is well connected to the national transport network.
2. The district is an attractive commuter location for Birmingham and the Black Country.
3. A significantly high proportion of people within our district have access to car or van and use these to travel to work rather than using public transport compared with the West Midlands and England.
4. Almost half of residents commute outside of the district to work on a daily basis .

### Education

**5.24** 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 results for both Staffordshire (54.7%) and England (53.5%). <sup>(ix)</sup> 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.

#### Key characteristics: education

1. The percentage of students within our district achieving five or more GCSEs A\* to C is higher than the regional and national average.

### Economy & employment

**5.25** Lichfield district is an attractive location for people to live and work. The 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.

**5.26** 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.

**5.27** 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<sup>(x)</sup>. Whilst the service sector is the largest employer in the district most of our residents are employed in the professional, scientific or technical industrial sector and travel beyond

ix Department of Education  
x NOMIS, Employ Jobs 2016

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, as shown in the table below.

**Table 5.7 Average earnings**

Gross weekly pay of full time works (£)	Lichfield	West Midlands	Great Britain
Weekly earnings by resident	659.30	507.80	541
Weekly earnings by workplace	530.70	510.20	540.20

**5.28** 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, Drayton Manor Theme Park and the National Memorial Arboretum. The tourism sector within the district is forecast to grow and the local plan will need to be mindful of this.

**5.29** Lichfield city centre also serves as the administrative centre for the district and has the largest shopping provision, serving 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 impact of the recession and the growth of internet shopping. Both centres have investment opportunities which will assist them in addressing the challenges facing town and city centres over the plan period.

#### **Key characteristics: economy and employment**

1. The primary employment sectors within our district are 'wholesale and retail trade' and 'accommodation and food service', with employment within these sectors being higher than the national and regional averages.
2. A high proportion of residents commute to work to higher salaried jobs outside of our district. Tourism plays a significant part in our district's economy.

#### **Historic Environment**

**5.30** The district has over 750 listed buildings including 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 ancient monuments, the former Roman settlement at Wall and the National Memorial Arboretum. Hammerwich parish is also the home of the Saxon Staffordshire hoard which was discovered in 2009. These historic sites and assets are of great importance as they contribute to the distinctive character of Lichfield and its visitor economy.

**5.31** There are twenty one designated conservation areas across the district. A large part of Lichfield city is one of these conservation areas with the magnificent 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.

**5.32** Burntwood is the second largest settlement within the district and formed as a consequence of more recent growth of smaller settlements from significant residential growth in the 1960s to 1990s. Its history 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.

**5.33** The canal network throughout Lichfield is extensive, passing through Armitage, Kings Bromley, Alrewas, Fradley, Lichfield and also a section through Fazeley all of which now provide opportunities for recreation. A project to reopen a further section of the Lichfield canal which will link to Burntwood is being undertaken by the Lichfield & Hatherton Canal Restoration Trust.

#### Key characteristics: historic environment

1. There are twenty one conservation areas within our district.
2. Our district benefits from having a significant number of heritage assets including twelve Grade I listed and sixty three Grade II\* buildings.
3. Canals run through a number of our communities and are important to the wider context of our settlements.

#### Landscape and ecology

**5.34** The landscape of the district provides a rich tapestry complementing its settlement pattern. It ranges from 11th century royal hunting forest to river valleys in the east with their rich mineral deposits. 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 continue throughout the 11th to 20th century.

**5.35** The mineral deposits continue to shape the landscape with 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 lie upon agricultural land however Fazeley is particularly prone to flood events. Large scale restoration of the mineral sites provide 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.

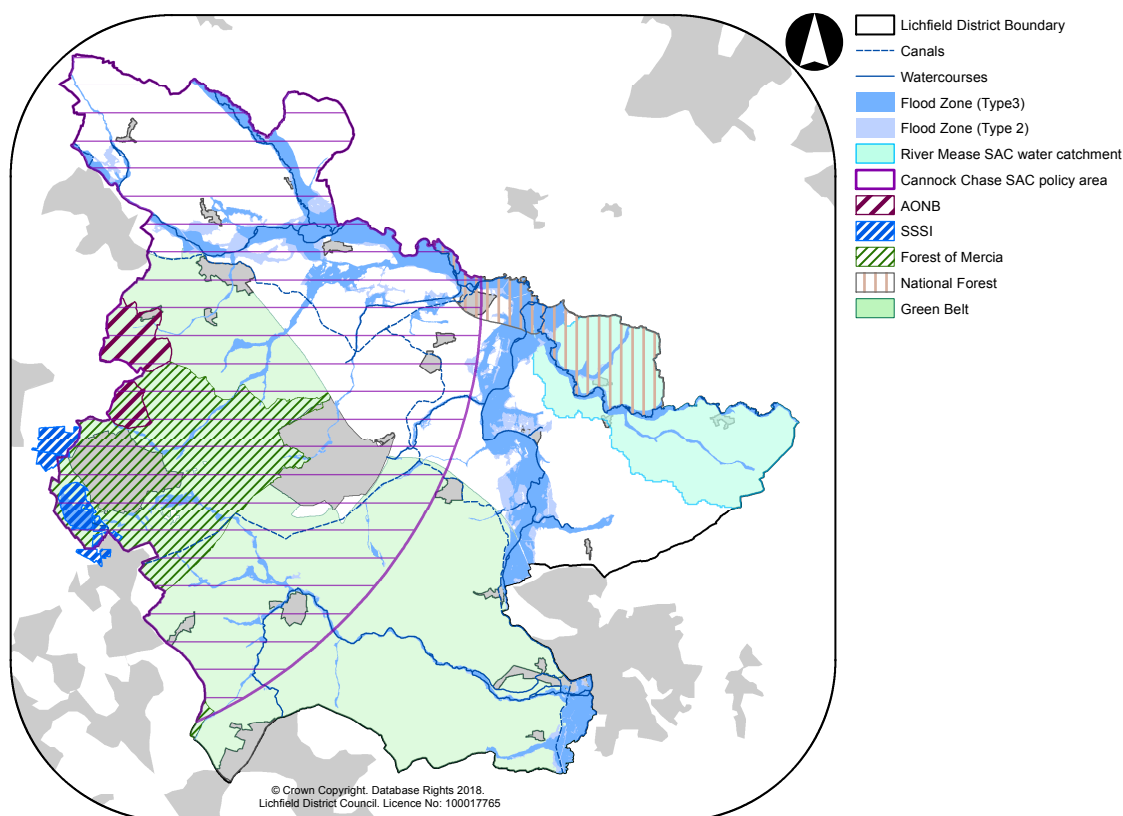
**5.36** The River Mease flows into the River Trent and supports species and habitats of European significance. The River Mease has national and European level protection, designated as a Special Area of Conservation and Site of Special Scientific Interest. Parts of Cannock Chase also have the same level 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.

**5.37** During the plan period opportunities will arise to enhance and create corridors and linkages to assist in our biodiversity meeting the needs of climate change. Initiatives such as the National Forest and Central Rivers Initiative will enhance the biodiversity of the district and the health and well being of our residents and visitors.

**5.38** As shown on the figure below there are a range of environmental constraints within the District which could restrict opportunities for development. The south-eastern part of the district falls within the 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. Whilst none of these constraints necessarily preclude development they do need to be taken into serious consideration when assessing development options as part of the local plan review.

**Figure 5.2 Landscape designations and features**



#### Key characteristics: landscape and ecology

1. Our district supports a variety of wildlife rich habitats and species which are protected under domestic or European legislation.
2. The south western part of the district falls within the policy constraint Green Belt.
3. Much of the district's landscape is highly valued with various designations covering large parts of the district.
4. Within our district there is a large amount of high quality agricultural land, in particular grades two and three

#### Climate, energy and waste

**5.39** There are two air quality monitoring zones in the district, one located at Muckley Corner and the other on the A38 between Wall island and Alrewas both are identified because of the poor air quality related to the high volumes of traffic on these roads. 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.

**Key characteristics: climate, energy and waste**

1. Our district has two air quality monitoring zones which indicate poor air quality.
2. Energy consumption in our district has decreased over the past decade at a faster rate than the national average which indicates a positive move to carbon reduction.

## 6 Issues

**6.1** Previous versions of the local plan review document have identified fifteen key issues facing the district which had been identified by analysis and understanding the key characteristics of our district. Consultation responses have reinforced our view that they accurately reflect the matters and challenges our district faces.

### Key issues for our district

1. Meeting the strategic housing and employment requirements for our district, including assisting in meeting needs from within the housing market area.
2. 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.
3. Ensuring the delivery of market and affordable homes to meet identified needs.
4. Facilitating a wider range of employment opportunities within our district.
5. Responding to the changing demographics within our district.
6. Addressing pockets of deprivation which exist within our district.
7. Making our district a more attractive and desirable place for business and enterprise to locate and invest.
8. Reducing the number of people commuting outside of our district
9. Reducing the number of people using a car to travel to work.
10. Providing a wider choice of transport means to bring more sustainable patterns of transport.
11. Ensuring our district is a safe place to live and work.
12. Protecting our historic environment and assets.
13. Promoting active and healthy lifestyles for people living and working within our district.
14. Protecting and promoting our natural environment.
15. Tackling the causes and effects of climate change.

**6.2** Our 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 used by communities to identify and begin to address the local issues which affect them. These local issues are best addressed through neighbourhood plans which will work alongside the policies within this plan.

**6.3** There are settlement specific issues which have been identified by our evidence base consultation responses and neighbourhood plans. Some of these issues are summarised below.

### 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 is unlikely to be able to accommodate further growth of the city;

- Nature, scale and direction of future growth needs to be considered : and
- Transport movement and accessibility.

**Burntwood issues**

- Need for better town centre facilities to serve its resident communities;
- Existing social infrastructure including health provision requires improvement;
- Limited supply of sites for development within the existing urban area including brownfield sites.
- Nature, scale and direction of future growth needs to be considered;
- 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: and
- Transport movement and accessibility.

**Rural area 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;
- Nature, scale and direction of future growth needs to be considered: and
- 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.



## 7 Our vision

### Introduction

**7.1** The vision for our district has been developed and informed by the key issues which have been identified in the preceding chapters of this document. The vision takes account of other relevant plans and strategies including the council's Strategic Plan. The Strategic Plan outlines the council's vision 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'**. This vision is incorporated into the proposed vision for the local plan.

**7.2** 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 issues are recognised and addressed. A number of our communities have also outlined their vision for their area through the neighbourhood plan process. It is also possible that during the local plan review process the topic area visions contained within non-strategic plans prepared by the council could influence and shape the vision.

**7.3** The policies and proposals within the local plan review will deliver the vision and its strategic objectives. The majority of our vision is based upon the vision in the current local plan. It has been updated to provide a refined vision for the local plan review and to reflect our growth aspiration. The proposed vision for the local plan review is as follows:

#### 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. Our residents will live in healthy and safe communities which provide opportunities for people to be active and healthy and people will not be socially isolated. 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 to live, to work and to play. Our residents will have access to education provision to provide 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.

The council has an aspiration to deliver housing and employment growth within our district. 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. The delivery of this aspiration will require the release of Green Belt land where our evidence can support its loss. We also recognise that our existing larger sustainable settlements will continue to play a role in enabling our district to grow, we intend to focus our long term growth in a new settlement for our district, creating a community that will be a place where families will aspire to live. Combined, these growth choices will meet the requirements of our district and will have regard to the needs arising from within the housing market area.

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.

### What you told us

**7.4** During the scope, issues and options consultation there was an overriding view that the existing vision contained within the current local plan remained broadly relevant. Some comments were received which suggested the vision should make explicit reference to assisting in meeting the unmet housing need from the housing market area. This point was reiterated during the preferred options & policy direction consultation. Whilst noting the comment, it is not considered necessary for the vision to provide direct reference to meeting this need or indeed any other need as the vision is proposed to be a broad overarching statement under which the strategic policies will be located to address identified issues. Some respondents felt that there was a contradiction within the vision between the promotion of growth within communities and the ability of communities to continue to have pride in their surroundings.

## 8 Our strategic objectives & priorities

### Introduction

**8.1** 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 emerging spatial strategy, policies and proposals which will be included within the local plan review.

**8.2** The scope issues and options document set out the strategic objectives of the current local plan and concluded that these remain broadly relevant to the local plan review. This position remained the same for the preferred options and policy directions document where the plan set out key issues and a vision which are broadly similar to those identified in the existing local plan with updates included to reflect the issues and vision set out within the document.

**8.3** We are now able to identify the level of growth we intend to plan for within our district and where this growth will occur over the full plan period. The strategic objectives and priorities listed below have been updated to reflect our growth ambitions. Through the preparation of neighbourhood plans our communities will be able to identify and set more locally specific objectives to address the localised issues which their plans seek to address.

**8.4** The objectives and priorities are likely to develop further and become more locally distinctive, as the policies and proposals which will form the local plan review are formulated.

**8.5** The proposed strategic objectives and priorities are as follows:

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

To grow a number of our larger service village settlements to ensure they can become consolidated sustainable communities that meet the needs of our communities. In the short term continue to support the delivery of homes with supporting infrastructure in our large settlements and also plan for future communities by bring forward a new settlement which will ensure we can continue to accommodate sustainable growth in our district.

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 and locations and by containing or contributing towards a mix of land uses, facilities and infrastructure appropriate to its location.

#### **Strategic objective and priority 2: Rural communities**

To develop and maintain more sustainable rural communities through locally relevant employment and housing development and improvements to public transport and access to an improved range of services whilst protecting the character of rural settlements.

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

To be a district where development meets the needs of our communities whilst minimising its impact on the environment and mitigating and adapting to the effects of climate change.

**Strategic objective and priority 4: Our infrastructure**

To provide the necessary infrastructure to support our existing and new communities including regeneration initiatives on those existing communities.

**Strategic objective and priority 5: Sustainable transport**

To reduce the need for people to travel by directing growth towards the most sustainable locations and increasing the opportunities for travel using sustainable forms of transport including securing improvements to public transport, walking and cycling infrastructure.

**Strategic objective and priority 6: Meeting housing need**

To provide 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 and priority 7: Economic prosperity**

To promote economic prosperity for the district and its residents by supporting 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 and priority 8: Employment opportunities**

To ensure that employment opportunities within the district are created through the development of new enterprise and support the diversification of existing businesses to meet the identified needs and the aspirations of our communities.

**Strategic objective and priority 9: Our centres**

To create a prestigious city centre serving Lichfield city and beyond, and an enlarged and improved town centre for Burntwood which meets the community's needs and aspirations. Across the district create a vibrant network of centres which stimulate economic activity.

**Strategic objective and priority 10: Visitor economy**

To increase the attraction of the district as a tourist destination through supporting and promoting the growth of existing tourist facilities and attractions, 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 and priority 11: Healthy and safe lifestyles**

To create environments that promote and support healthy choices and enable our residents to be healthy and safe. To improve outdoor and indoor leisure and cultural facilities available to those that live and work and visit the district. Ensure a high standard of community safety.

**Strategic objective and priority 12: Countryside character**

To protect and enhance the quality and character of the countryside, by ensuring that development which takes place addresses rural development needs contributes positively to local character through enhancements to the environment and which preserves the openness of the Green Belt.

**Strategic objective and priority 13: Natural resources**

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 and priority 14: Built environment**

To protect and enhance our built environment and heritage assets, the district's historic environment and local distinctiveness, ensuring 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 and priority 15: High quality development**

To deliver high quality development and design which focuses residential, community and commercial facilities on the most sustainable locations whilst protecting and enhancing the quality and character of the existing built and natural environment.

**What you told us**

**8.6** No responses were received to the scope, issues and options consultation suggesting that the existing strategic priorities were not appropriate or that any additional priorities needed to be identified. A number of comments received through the consultation suggested that the strategic objectives should make specific reference to meeting housing need and specifically the unmet housing need from the housing market area. Therefore the strategic objectives have been redrafted and now make reference to meeting the housing needs of existing and new residents.

**8.7** Through the preferred options and policy directions consultation there was an overall acceptance that the objectives and priorities had remained the same as previously identified. Some comments suggested that reference specifically to the wider housing markets areas needs within objective 6 was appropriate. Others representations suggested that their communities did not have the capacity to grow, these comments were received in particular from residents of Shenstone and Little Aston.

## 9 Our spatial strategy

### Introduction

**9.1** The council is committed to promoting sustainable development within the district. The National Planning Policy Framework defines sustainable as "meeting the needs of the present generation without compromising the ability of future generations to meet their own needs".

#### **Strategic Policy OSS1: Presumption in favour of sustainable development**

When considering development proposals, the council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will always work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.

Planning applications that accord with the policies in this local plan (and, where relevant, with policies in neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise.

Where there are no policies relevant to an application, or the policies which are most important for determining an application are out of date at the time of making the decision, then the council will grant permission unless:

- Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or
- Specific policies in the National Planning Policy Framework indicate the development should be restricted.

### Explanation

**9.2** Sustainable development is at the heart of the planning system and is a key national objective. The planning system has three overarching objectives to help deliver this:

- Economic role – contributing to building a strong responsive and competitive economy;
- Social role – supporting strong, vibrant and healthy communities; and
- Environmental role – contributing to protecting and enhancing our natural, built and historic environment.

**9.3** A presumption in favour of sustainable development is set out in the National Planning Policy Framework. Plans should apply this presumption, and contain policies that will guide how the presumption will be applied locally. Strategic Policy OSS1: Presumption in favour of sustainable development confirms that the presumption will be applied locally and reflects the National Planning Policy Framework in making it clear that development which is considered sustainable will be approved without delay. The principles of sustainable development are reflected in the local plan's vision and objectives and are incorporated into the plan's policies.

**9.4** The 'presumption in favour of sustainable development' does not mean that all planning applications will be approved as development must accord with the policies of the development plan which reflects the principles of sustainable development. The development plan comprises this local plan and any relevant 'made' neighbourhood plans, together with adopted minerals and waste plans applying to the district that are prepared by Staffordshire County Council. With regard to planning

applications for development for which there is no relevant policy or where the relevant policy is out of date, including any time when the council cannot demonstrate a minimum 5 year housing land supply, then the decision-taking process set out in the National Planning Policy Framework, which is reiterated in Strategic Policy OSS1 will apply. The National Planning Policy Framework also sets out special provisions which may apply in the case of recently 'made' neighbourhood plans.

### Introduction

**9.5** The local plan will set out the chosen spatial strategy for the district, a growth strategy which will be developed to assist in delivering the overall vision and strategic objectives to 2040. The spatial strategy will set out the level and type of growth that is appropriate for different locations and protect those areas where development would not be acceptable.

#### Strategic Policy OSS2 : Our spatial strategy

During the plan period to 2040, the council will contribute to achieving sustainable development to deliver a minimum of 7,282 dwellings plus a contribution of 4,500 dwellings towards meeting the Greater Birmingham and Black Country housing market area shortfall.

Our approach to new development in our district will be one that supports our growth ambitions and enables development throughout the plan period. We will support our communities with neighbourhood plans to allocate sites that address local housing need.

Hierarchy	Settlements
Level 1 - Strategic Centre	Lichfield City including Streethay
Level 2 - Other Main Centre	Burntwood
Level 3 - Larger Service Villages	Alrewas; Armitage with Handsacre; Fazeley, Mile Oak & Bonehill; Fradley; Shenstone; Little Aston; Whittington
Level 4 - Smaller Service Villages	Stonnall; Kings Bromley; Hopwas
Level 5- Smaller Rural Villages and Our Wider Rural Areas	Clifton Campville; Colton; Drayton Bassett; Edingale; Elford; Hamstall Ridware; Harlaston; Hill Ridware; Longdon; Upper Longdon; Wigginton and all other rural settlements; hamlets and wider rural areas.

New allocations of growth will be focused in a number of strategic allocations within the following centres and larger service villages;

- Lichfield City
- Fradley
- Fazeley
- Whittington

To ensure that we are able to continue to deliver planned growth at an appropriate rate we have identified areas of development restraint. In order to ensure that we are able to plan for long term growth within our district a new settlement will be planned for.

The reuse of previously developed land and efficient use of land in sustainable locations will remain a key priority for the district. Where necessary, in order to achieve balanced growth across the district sustainable extensions to existing settlements will be promoted to facilitate growth. Development will be 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 preventing development that would cause significant adverse impacts. Land required for proposed transport and infrastructure improvements in existing or emerging transport and infrastructure plans will be safeguarded. With regards to employment, the strategy aims to provide greater opportunities for high value employment within the district, including higher wage opportunities in growth sectors related to business. This will seek to reduce out-commuting and provide an opportunity to attract and retain high earners working in the district. Existing employment areas will be retained, where appropriate, to maintain a distribution of employment opportunity across the district.

Lichfield city centre and Burntwood town centre will be the focus for new and improved retail development. 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 district's significant high quality natural and built environment and key tourism assets will be protected and enhanced. This is vital to maintaining the distinctive nature and character of the district.

The quality of life, health and well-being of Lichfield district's residents, workers and visitors and the quality of the natural environment will be protected and enhanced. This will be achieved through maintaining, enhancing, connecting and expanding green infrastructure including the ecological networks, open space and recreation sites, utilising new development to facilitate this.

The important role of the Green Belt will be recognised and protected. Where necessary, changes to the Green Belt boundary will be made.

### Explanation

**9.6** National planning policy promotes the creation of sustainable communities through the delivery of sustainable development. The spatial strategy will set out the broad parameters to deliver sustainable development, therefore, enabling the district to meet the council's ambitions to help support a vibrant and prosperous economy, healthy and safe communities and clean, green welcoming places to live.

**9.7** The spatial strategy will help inform the overall distribution of growth in Lichfield district and set out the most appropriate locations for growth taking into account accessibility to jobs, facilities and services, public transport and the range of services and facilities within a community.

**9.8** The priority of the strategy is to direct development to the most sustainable locations and prioritise the efficient use of land, to ensure that development contributes towards meeting identified local needs and contributing towards the wider Greater Birmingham housing market area shortfall. With regards to the shortfall, Lichfield district council will continue to work collaboratively with authorities within the Greater Birmingham housing market area under the Duty to Cooperate.

**9.9** In developing the spatial strategy the council has undertaken a number of evidence based studies including housing and economic needs development assessment, Green Belt review and settlement sustainability study.

**9.10** Our spatial strategy has a number of layers which are intended to ensure we can continue to grow in a sustainable way as a district throughout the plan period. This will ensure that that we can offer certainty to both our communities and those that will deliver growth on our behalf.

**9.11** Both parts of our adopted development plan, the local plan strategy and the local plan allocations allocate significant levels of housing growth within our district, not all of these locations have yet been delivered. Allocated, but not yet delivered growth, will continue to play an important part in our spatial



strategy. This balanced growth spans the district and is focused on those settlements which were identified as most sustainable as informed by our settlement hierarchy. Growth has been focused within the existing built up areas of our settlements, but there are also sustainable extensions to a number of existing settlements.

**9.12** We are mindful that a significant number of our communities have 'made' neighbourhood plans and that this part of the plan making process offers opportunities for communities to take a greater role in the planning process. We will support those communities with neighbourhood plans to identify and allocate development sites for housing growth through the neighbourhood plan review process. This growth will address local need identified within our evidence base, and be in broad conformity with the settlement hierarchy provided above. We know that there may not always be the expertise, time, skill capacity or dedicated leadership within all our communities to expand the role of their neighbourhood plans to include sites allocated for housing growth. If neighbourhood areas are unable to allocate sites for future growth we will continue to carry out this role in line with the spatial strategy and other relevant policies within this plan.

**9.13** We want to, and our evidence suggests we are able to, provide homes that address our own growth requirements and those of our neighbours and the wider housing market area. We also intend to bring forward a number of strategic sites. Located at our strategic centre, (Lichfield city) and three of our larger service villages, Fazeley, Mile Oak & Bonehill, Fradley and Whittington, these allocations vary in scale. They all provide the opportunity to enable a significant step change in sustainability, particularly in terms of infrastructure provision for the settlements identified. A number of these growth choices will require changes to the Green Belt boundary.

### **Lichfield City**

**9.14** After the adoption of the local plan strategy ministerial approval was given to a large area of housing growth to the north of Lichfield city. We intend to extend this previously unplanned growth to ensure it is able to relate effectively to both the settlement as a whole and contribute to the sustainability of our district. We will ensure that this growth opportunity will be appropriately providing for infrastructure and community facilities, help to maintain and improve the sustainable qualities of Lichfield city.

### **Fazeley, Mile Oak & Bonehill**

**9.15** We know that Fazeley, Mile Oak & Bonehill is struggling to provide a quality environment for its residents and lacks important services and facilities, particularly those related to health and well-being. The historic fabric of the settlement is still at risk despite the positive policies provided within our local plan strategy. 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 suitable heritage assets. We do not intend to stop supporting and encouraging development in the conservation area or within listed buildings as we recognise the important role the historic environment can play in the character of a place and how development can sustain and enhance heritage assets. However, we consider that a greater level of growth is fundamental if we are to facilitate a step change in terms of access to homes, facilities and services for this community.

### **Fradley**

**9.16** Fradley has experienced significant growth over the 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.

## Whittington

**9.17** Whittington experienced limited growth during the local plan strategy putting at risk the settlement's ability to maintain an appropriate level of sustainability for its existing residents 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 the proposed this Green Belt release will ensure it can continue to effectively play the role of larger service village as identified within the settlement hierarchy.

**9.18** We are committed to ensuring that we are able to continue to provide growth opportunities throughout the plan period. Our growth agenda needs to also be balanced against the important, natural and historic assets that our district possesses, the character and identity of our settlements and the findings of our up-to-date evidence base. Our spatial strategy therefore includes the commitment to bring forward, through the plan making process, a new settlement. Our spatial strategy is therefore supported by Preferred Policy 1NS: New settlement.

**9.19** To guard against the loss of momentum in regards to growing our district, we have identified areas of development restraint across our district which will be brought forward for development within the next plan period, if required. Our Strategic pPolicy ONR1: Green Belt within the our natural resources section of this plan includes further details relating to mechanisms we have put in place if areas of development restraint are required to enable our growth ambitions to be achieved.

## What you told us

**9.20** During the previous preferred options & policy directions consultation document, the council set out the proposed settlement hierarchy and preferred policy approach for the spatial strategy. In general, the development industry was supportive of a spatial strategy based on the identified settlement hierarchy. Several comments were received from residents proposing an alternative strategy, including a new settlement which would not require the removal of Green Belt land and aligning the strategy to key transport routes including A38 and A5.

**9.21** Through analysis of the consultation's representations, there is a higher level of response from residents in Burntwood as well as residents in Shenstone, Stonnall and Little Aston opposing a strategy which promotes development in the Green Belt and the need to have a complete comprehensive evidence base prior to establishing a spatial strategy.

## Introduction

**9.22** A component of the spatial strategy is the development of a new settlement within the district. We see this part of the strategy as a way of ensuring that we can provide certainty to our communities and the development industry about how will intend to grow our district in the long term.

### Preferred Policy NS1: New Settlement

The council supports the concept of a new settlement within its boundaries that is well planned and creates a sustainable place for people to live. The settlement will have the capacity to accommodate evolving housing and economic needs of the district in line with the council's ambition for growth. The location of such a settlement should be identified through plan-making and included within a subsequent review of the local plan.

It is anticipated that a new settlement would start delivering homes at the end of the existing plan period (2040) and continue to provide sustainable growth to meet the district's ambitions over the following decades within future plan periods.

Any new settlement would be of a scale that is self sustaining and enables a genuine mix of vibrant mixed communities that support a range of local employment types and premises, retail opportunities, recreational and community facilities with a wide range of high quality, distinctive mix tenure homes for all stages of life. We therefore anticipate that the settlement will deliver around 10,000 dwellings. Each phase of delivery will need to ensure it is integrated and delivers the key principal aspects identified below.

- **Clear Identity** - a distinctive local identity with an attractive and functioning centre and public realm.
- **Homes** - A holistic settlement which offers a mix of high quality, distinctive homes including market, self build and affordable housing;
- **Economic needs** - provision of a range of local employment types and premises including retail opportunities.
- **Natural and historic environment** - will be reflected within the overall design concept and will be respected, and where appropriate enhanced.
- **Green Space** - generous, accessible and good quality green and blue infrastructure that promotes health, well-being, and quality of life, and benefits from opportunities including biodiversity net gain and our identified ecology connectivity networks.
- **Future proofed** - designed to be resilient that allows for changing demographics, future growth, and the impacts of climate change including flooding risk and water availability, with durable landscapes and building design planned for generations to come. This should include anticipation of the opportunities presented by technological changes such as driverless cars and renewable energy measures.
- **Healthy places** - designed to provide the choices and chances for all to live a healthy life, through taking a whole systems approach to key local health and well-being priorities and strategies.
- **Transport** - integrated, forward looking and accessible transport options that support 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 and facilitates simple and sustainable access to jobs, education and services.
- **Infrastructure** - supported by the required infrastructure at the appropriate stage.

### Explanation

**9.23** We have not at this point in the local plan review process identified a location for our new settlement. We intend to do this through the plan-making process, in particular through future reviews of the local plan. We know that our strategic policies should look ahead over a minimum of a 15 year period from adoption to anticipate and respond to long-term requirements and opportunities, which is why we have provided a policy steer at this point in the plan making process for a new settlement.

**9.24** We know that the completion of a high quality new settlement is significant undertaking which will take a number of decades to plan for and complete. We will, during this review process complete a number of additional pieces of evidence to understand infrastructure requirements, viability considerations and delivery mechanisms available.

**9.25** We are clear that any new settlement should be of the highest quality and should be forward thinking in terms of both its provision of development and infrastructure requirements.

**What you told us**

**9.26** Throughout the local plan review process there have been a number of consultation responses which identify a new settlement as a preferred option. Justification for supporting such options within the district focused on ensuring that the natural and historic characteristics of our existing settlements were maintained. There were also a significant number of respondents that feel that the loss of Green Belt land to accommodate for development should be avoided.

## 10 Our sustainable communities

Strategic objective & priority 1	Sustainable communities
Strategic objective & priority 2	Rural communities
Strategic objective & priority 3	Climate change

### Introduction

**10.1** 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. It sets out policies to address climate change, flood risk, sustainable drainage, water quality, renewable energy and sustainable design building standards to ensure high quality sustainable development.

### Sustainable Development

**10.2** 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.

**10.3** Local authorities have a responsibility to help secure progress on the government's target to reduce emissions of greenhouse gases to net zero by 2050 and contribute to global emissions reductions to limit global temperature rise to as little as possible above 2°C.

**10.4** Planning plays a key role in meeting these targets, through the delivery of low and zero carbon development, and supporting and promoting renewable energy developments. This must be balanced with the need to protect our district's important environmental characteristics including landscape, heritage, agricultural land and habitats.

### Strategic Policy OSC1: Securing 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.

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 wherever possible;

- 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 hierarchy and ensure development takes account of flood risk and is safe for its lifetime;
- Ensure that all new development and conversion schemes are 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 and green infrastructure, and use opportunities to facilitate urban cooling.

### Explanation

**10.5** This policy underpins the local plan and sets out the principles to secure 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.

**10.6** 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.

**10.7** The district council is committed to conserving natural resources and reducing carbon emissions. This Policy seeks to ensure that new developments should be 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.

**10.8** 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.

**10.9** 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.

**10.10** We 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.

**10.11** Land is a finite resource and protecting soil quality and mineral deposits will allow future generations to be able to continue meet their needs.

**10.12** There are a number of topic based policies within this plan, and we have a raft of Supplementary Planning Documents that provide greater detail on how we intend to secure and delivery improvements in our district which will contribute to sustainable development.

### What you told us

**10.13** Responses agreed overall that early versions of this policy reflected the requirements set out in national policy, however minor changes were sought by Historic England and Lichfield Civic Society. Support for the inclusion for measures to address air quality was provided by respondents, this included identified air quality action priorities. Particular attention was given to the impact of poor air quality of on the historic fabric of our district, and a recognition that air quality was a cross boundary issue.

### Planning for renewables

**10.14** 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.

#### Strategic Policy OSC2 : Renewables and low carbon energy

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

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. Preference 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 meeting the criteria above.

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.



Any renewable energy scheme must demonstrate that any significant adverse effects are outweighed by wider social, economic and environmental benefits, which may include those associated with the increased production of renewable energy.

In addition, where appropriate, there must be evidence of consultation with the local community at a pre-application stage in developing proposals for renewable energy.

### Explanation

**10.15** The policy provides a positive strategy for energy generation and supports the use and supply of renewable and low carbon energy generation and their supporting infrastructure. Through identifying the issues which our communities take pride in, history, culture and our high quality built and natural environment, we are able to develop a policy which reflects these priorities and responds appropriately to future proposals.

**10.16** We know that achieving this target will increase the demand for electricity and that new demand will be placed on electricity supply. To understand what renewable energy capacity we already have and how we can best increase renewable energy generation and storage, we will, together with neighbouring authorities undertake further research. Part of this research will be to identify the most suitable areas of renewable energy developments. If areas are identified within our district they will be included within the maps that support the local plan review and will be subject to consultation through the local plan process. We know that our district contains important landscape assets, key views and areas which are sensitive to change and this will inform the study.

### What you told us

**10.17** We received comments from a number of organisations and individuals stating the need for a review of renewables evidence in light of new national evidence on climate change. Respondents suggested it was also important to identify specific locations for wind turbines and solar panels because of the potential impact on our landscape. There was agreement that wind turbines and commercial solar farms should be directed away from sensitive landscapes but that ground source heat pumps and solar panels on dwellings were in principle acceptable.

### Sustainable building design standards

**10.18** We are committed to reducing carbon emissions from the built environment, and supporting the efficient use of energy and resources within new development.

#### Strategic Policy OSC3: Sustainable building standards for non-domestic buildings

New build and retrofitted non-domestic buildings over 1,000sqm should be built to the Building Research Establishments Environmental Assessment Method (BREEAM new construction) 'excellent' standard unless it can be demonstrated that it would make development unviable.

### Explanation

**10.19** The council will require high standards of sustainable design and construction from new development, conversion and refurbishment to assist in meeting national greenhouse gas reduction target set out in the Climate Change Act 2008 (2050 Target Amendment) Order 2019. Minimum sustainability standards ensure that all development minimises environmental impacts including lowering the demand for energy and water, securing the efficient use of resources and achieving greater resilience to changes in climate.



**10.20** In the government's spring statement 2019 it was announced that a future homes standard is to be introduced by 2025 to ensure that all new homes are built with low carbon heating and world-leading levels of energy efficiency. No information has yet been published and changes have previously been implemented through the building regulations rather than the planning system. Changes to the building regulations are expected in November 2019 although no details are yet available. It is proposed to retain the standard with regard to non-domestic buildings and review the standard for both domestic and non-domestic buildings as part of the viability evidence we will complete

### What you told us

**10.21** The consultation responses supported our approach to not replacing or updating our existing policy which related building sustainability standards. Some respondents felt that how a development improved or address energy efficiency should not be prescribed in policy and should be addressed on an individual basis left to the discretion of the developer. There was a recognition that higher standards can impact upon viability of development.

### Sustainable Design

**10.22** Design has a great influence on how we interact with our environment. Our surroundings help us identify our village or even the estate where we live. They can make us feel safe or unsafe and can promote pride and respect for our area. Promotion of high quality design throughout the district is important and relates not just to the built vernacular but also the natural environment and hard and soft landscaping. There is considerable potential to achieve a high quality built environment which can be responsive to the changing weather environment and mitigate the effects of climate change.

#### Strategic Policy OSC4: High quality design

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 permitted where it can be clearly and convincingly demonstrated that it will have a positive impact upon the following design elements.

- **Historic environment:** The significance of all elements of the historic environment in particular that of heritage assets including the aspects of the asset's significance that are derived from its setting. Such as skylines and landscapes containing important historic, built and natural features. If development proposals do not relate to a specific heritage asset, but could impact upon one, it will be necessary to demonstrate that the development does not restrict the ability of any nearby heritage asset to be sustained and be used for a viable economic use consistent with its conservation. Where a conflict does arise between uses great weight will be given to the heritage asset's conservation.
- **Carbon reduction in construction:** Reducing the carbon footprint of a new development so far as reasonably practicable<sup>(xi)</sup>. This should be delivered through the re-use and conversion of existing buildings and by the reclamation, re-use and recycling of construction materials.
- **Energy efficiency:** Development will achieve the highest practicable standards of energy efficiency by means of internal and external layout, orientation, massing, materials, insulation, heat recovery, natural ventilation, shading, landscaping and the use of climate change tolerant planting<sup>(xii)</sup>.
- **Design:** New development, including extensions, conversions and alterations to existing buildings, should carefully respect the character and grain of the surrounding area. The

xi Specific advice for heritage assets can be found at <https://historicengland.org.uk/advice/find/a-z-publications/#ptocA>

xii Specific advice for heritage assets can be found at <https://historicengland.org.uk/advice/find/a-z-publications/#ptocA>.

following elements of development are considered important in achieving this requirement, siting, form, layout, size, height, scale, mass, use, materials, proportion, detail, architectural design, skyline, roofscape and public views both from and towards the development. The creation of new views to important landmarks and vistas ensuring visual permeability will be encouraged to be incorporated into developments. Development should avoid causing disturbance through unreasonable traffic generation, noise, overlooking, overshadowing, visual intrusion, light, dust, fumes, loss of privacy and amenity or other disturbance to existing or future occupants. Specifically designed features incorporated into major developments to enhance the bespoke nature and individuality of design will be encouraged where these are appropriate to the context of the area.

- **Landscaping and planting:** Development should provide for effective hard and soft landscaping, including tree planting. Tree planting should be integrated into the development to enable green corridors for movement of people, biodiversity gain and contribute to mitigating for the impacts of climate change. Trees and hedgerows will be retained in publicly managed areas. Sufficient space for the sustainable growth of the existing and the new landscaping should be provided to prevent any long term conflict. Where removal of larger mature species is accepted their replacement with smaller shorter lived species will be resisted.
- **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 smart technologies such as electric and driverless cars;
- **Public realm:** The public realm of a development should promote legibility and movement by effectively linking existing routes and spaces. Street patterns, parking provision and other transport considerations should be integral to the design of schemes contribute to high quality, attractive and usable places which promote health and reduce inequality.
- **Safe spaces:** Design should minimise opportunities for crime, disorder and anti-social behaviour and promote public safety and perception of safety through proportionate security measures, including the latest 'designing out crime' principles and inclusive design; and
- **Masterplans:** Strategic developments and developments including over 100 dwellings 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 enable infrastructure delivery.

### Explanation

**10.23** 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.

**10.24** The policy provides clear expectations for designing high quality development within our district. New development needs to function well throughout its lifetime and 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 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.

**10.25** 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.

Development should be attractive and should 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.

**10.26** The historic qualities of the built environment can contribute to the character and distinctiveness of an area can even be as yet undiscovered. 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.

**10.27** The natural environment adds to the biodiversity and amenity of an area and can support peoples 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. Structural landscaping shall be encouraged in publicly managed areas to ensure its long term retention and continued to contribution to any overall vision of the development.

**10.28** The effects of climate change will impact upon our environment within this plan period. Growth will need to demonstrate how through careful design and use of sustainable building and design technologies they will minimised their impact upon the environment. This will ensure they can minimise contributions to the cumulative negative impacts climate change. There is also a need for growth to be designed so that it can be resilient to the impacts of climate change.

**10.29** Further guidance is contained within the Trees, Landscaping and Development, Historic Environment and the Sustainable Design Supplementary Planning Documents.

**10.30** Masterplans will ensure high quality design is maintained throughout the planning and construction phases of development preventing the cumulative impact of minor changes diminishing a scheme overall quality and ensuring delivery of infrastructure requirements. The content of a master plan can be determined in association with the council's development management team and will be proportionate to the scale and nature of the development for example mixed use schemes will have different requirements to a solely residential scheme. Appendix B of this document includes a list a criteria that may be required when completing a masterplan.

#### **Flood risk, sustainable drainage and water quality**

**10.31** National policy outlines that local planning authorities should adopt proactive strategies to mitigate and adapt to climate change, taking account of flood risk and water supply considerations. It states that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk.

**10.32** The flood risk policy is focused on managing flood risk from all sources by applying a sequential, risk based approach to the local 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 OSC5: Flood risk, sustainable drainage & water quality**

In line with national planning policy any new development should be directed away from those areas at highest flood risk. Planning applications for development within the plan area must be accompanied by site – specific flood risk assessments compliant with the requirements of national

planning policy and advice. These should take account of the latest climate change allowances. Consideration should be given to the impact of new development on both existing and future flood risk and all major development proposals will be required to provide surface water drainage strategies. Where appropriate, development should include measures that mitigate and adapt to climate change.

To provide multifunctional benefits including water quality, water quantity, biodiversity and amenity, all major development proposals 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. Preference will be given to systems that contribute to the conservation and enhancement of biodiversity and green infrastructure in the wider area where practicable. The Staffordshire sustainable drainage systems handbook provides guidance on sustainable drainage systems design and selection.

With regards to water quality, development proposals should not adversely affect the quality or quantity of water, either directly through pollution of surface or ground water or indirectly through the treatments of waste water by whatever means.

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

**10.33** National policy outlines that local planning authorities should adopt proactive strategies to mitigate and adapt to climate change, taking account of flood risk and water supply considerations. It sets out that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk.

**10.34** To understand and respond to possible flood scenarios in our district, the council has commissioned a Level 1 Strategic Flood Risk Assessment endorsed by the Environment Agency. The purpose is 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. If necessary, a Level 2 Strategic Flood Risk Assessment will be commissioned to support the assessment of individual sites.

**10.35** The Strategic Flood Risk Assessment promotes the use of sustainable urban drainage to create natural drainage routes that improve water quality and reduce surface water runoff from new development and agricultural land. Sustainable drainage systems should be considered and implemented as part of all new development in line with the Staffordshire sustainable drainage systems handbook.

**10.36** In addition, a Water Cycle Study has been commissioned to identify capacity issues and available headroom within water and wastewater services. The Water Cycle Study will take into account the impacts of climate change and be compliant with the Water Framework Directive.

**What you told us**

**10.37** Support for the wording of the proposed flood risk policy that it more in line with national planning policy objectives have been received. Comments were also raised that consideration could be taken potential future innovative development which may come forward that could be built within flood zones 2 and 3 to ensure that innovative designs will not be prevented or discouraged in policy and should encourage innovative design that addresses specific risks and issues associated with the flood zone and does not adversely affect the flood plain. It was also expressed that opportunities to alleviate flood risk could be supported through the integration of green infrastructure into development.

## 11 Our infrastructure

Strategic Objective & Priority 4	Our Infrastructure
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### Introduction

**11.1** The term infrastructure is used in planning 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 to ensure growth is sustainable.

#### Strategic Policy INF1: Delivering our infrastructure

To ensure that the district's communities and business are able to function and grow in a sustainable and effective manner we 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 essential 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.

### Explanation

**11.2** 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.

**11.3** 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.

**11.4** We know that 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.

**11.5** Our overall spatial strategy is identified within this version of the local plan review. We can now identify and understand where infrastructure inadequacies will occur. Our response to infrastructure need, will be based on evidence, consideration of viability and understanding the cumulative impact of growth. This will ensure our responses are integrated and located in the most appropriate places and spaces. As our district is so varied there may be a requirement to consider bespoke solutions to meeting need.

**11.6** We will be publishing an Infrastructure Delivery Plan to support and direct infrastructure requirements. The document will be developed with key providers once we have a completed of up to date evidence.

**What you told us**

**11.7** Having access to the right type of infrastructure was seen as important by our existing communities. A number of gaps in provision were identified, these included access to shops and to services and facilities relating to health and well-being. Basing infrastructure requirements on up-to-date evidence was seen as very important. Understanding transport infrastructure requirements through robust evidence was seen as particularly important. There was an understanding and acceptance that infrastructure requirements would remain unclear until the level and location of development had been identified.



## 12 Our sustainable transport

Strategic objective & priority 1	Sustainable communities
Strategic objective & priority 2	Rural communities
Strategic objective & priority 4	Our infrastructure
Strategic objective & priority 5	Sustainable transport

### Introduction

**12.1** 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 by reducing the need to travel by car and improving accessibility by public transport, walking and cycling.

#### Strategic Policy OST1: Our 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 will, either individually or collectively, have to make appropriate provision for:

- Reducing the need to travel;
- Widening travel choices and making travel by sustainable means of transport more attractive than private car;
- Improving road safety, including pedestrian safety; and
- 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.

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 change to 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. 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

**12.2** National planning policy promotes sustainable transport and requires local plan policies to support a number of 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 requires 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.

**12.3** The census and survey information available to date tells that us 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 which is a concern for the local and strategic road network. In addition, our district generally has high car ownership and low levels of journeys made by public transport compared with other areas.

**12.4** In relation to public transport, we have varying levels of bus provision across the district, 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 when compared with other areas in Staffordshire. Investment in rail services and facilities is key to encouraging a modal shift away from the high car dependency.

**12.5** Staffordshire County Council is the highway authority for the district and as such it is responsible for developing the overall transport plans for our areas. We are completing a wide range of evidence to support the review of the local plan including evaluating Lichfield district Integrated Transport Strategy which once complete it will identify transport solutions that will be aligned with those wide priorities identified in the Local Transport Plan.

### What you told us

**12.6** The preferred options and policy directions consultation set out the policy direction for sustainable transport and asked whether anything further should be taken into consideration. In general, there is a public perception that the district's transport infrastructure is relatively poor, with a number of issues around road traffic congestion at peak periods and poor public transport availability in both urban and rural areas. A number of comments were received from residents supporting the opportunity to electrify the railway line to the north east of Lichfield.

**12.7** In general, there was support from the development industry for the policy to reflect key transport schemes and priorities for the district once the evidence base to be updated. Further responses, outlined whether the council should explore the option for overnight lorry parking and encourage electric charging vehicle points.

### Introduction

**12.8** National policy states that planning must support a pattern of development which facilitates and promotes the use of sustainable modes of transport. Local transport policy is fundamental in helping to achieve a shift away from 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 a private car.

#### Strategic Policy OST2 : Sustainable travel

The district council will seek to secure more sustainable travel patterns by:

1. 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;

2. Supporting the development of infrastructure to serve electric and hybrid vehicles, and vehicles using other alternative forms of non fossil fuel;
3. 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;
4. 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;
5. 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; and
6. 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

**12.9** 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.

### Introduction

**12.10** 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 LP1OST: Parking provision

The council will require appropriate provision to be made for off street parking in development proposals in accordance with its maximum parking standards set out in the Sustainable Design Supplementary Planning Document.

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:

1. The anticipated demand for parking arising from the use proposed, or other uses to which the development may be put without needing planning permission;
2. 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;

3. 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;
4. The impact on safety and residential amenity from potential on-street parking and the scope for measures to overcome any problems; and
5. 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

**12.11** 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.

## 13 Our homes for the future

Strategic objective & priority 1	Sustainable communities
Strategic objective & priority 2	Rural communities
Strategic objective & priority 6	Meeting housing need

### Introduction

**13.1** This chapter of the local plan will detail the quantum, distribution, type, tenure and affordability of new homes to be delivered within the district to 2040. These key areas of policy will seek to ensure that the new housing to be delivered meets the needs of our current and future population. Lichfield district has historically been, and remains an area of high demand for housing which is driven by our resident population and by the high levels of in migration into the district. 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 and future residents.

#### Strategic Policy OHF1: Housing provision

The district council will plan, monitor and manage the delivery of a minimum of 11,800 homes within the district between 2018 and 2040 ensuring that a sufficient supply of deliverable and developable land is available to deliver around 536 new homes each year. Housing development will be focused upon the existing built/urban areas and the key urban and rural settlements identified within levels 1, 2, 3 and 4 of the settlement hierarchy described in Strategic Policy OSS2: 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, as shown in table 13.1 (below), 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 areas of growth are as follows:

Strategic development allocation/area	Approx. number of new homes
Land to the North -east of Lichfield	3,300
Land west of Fazeley	800
Land off Huddlesford Lane, Whittington	75
Land off Hay End Lane, Fradley	500

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, and the identified strategic development allocations/areas) 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 exceptions (strategic policy OHF4 : Affordable housing);
- Changes of use and conversion schemes;

- Development supported by local communities identified through neighbourhood plans or through the subsequent allocations document.
- Dwellings for 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 districts 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 3.1 Overall distribution of new homes

Table 13.1

Settlement	Total housing allocations	Housing allocations numbers adopted within the local plan strategy or local plan allocations which have not yet been delivered and also through planning applications.	Housing allocations numbers to be adopted as part of the local plan review	Local plan review housing allocations numbers that will have sites identified within the local plan review .	Local plan review housing allocations numbers that will have sites identified by neighbourhood plans
Lichfield city	6,929	3,979	3,300	√	
Burntwood	800	40	16		√
Armitage with Handsacre	358	208	150		√
Fazeley, Mile Oak & Bonehill	924	124	800	√	
Fradley	1705	1200	500	√	
Shenstone	153	53	100		√
Whittington	95	20	75	√	
Wider rural areas	566	366	200		√

### Explanation

**13.2** Lichfield district will make provision for at least 11,800 dwellings between 2018 and 2040. This equates to an annual requirement of 536 dwellings each year. This will contribute to the delivery of the councils local housing need of 331 dwellings per year and it's contribution of 4,500 dwellings to assist in meeting the unmet needs arising from the housing market area. The spatial strategy, as set out within Strategic Policy OSS2: Spatial Strategy, focuses growth within and around the most sustainable settlements within the district and makes best use of the infrastructure existing within and supporting those settlements.

**13.3** In the three years to 1 April 2019 we have delivered 1,614 new homes within the district at an average rate of 538 dwellings per year. This rate of delivery has increased significantly on previous years, in part due to the up turn in the house building economy and also due to a number of strategic development allocations and allocated sites from the existing local plan coming forward which are presently delivering homes.

**13.4** The National Planning Policy Framework requires local authorities to plan to meet their housing needs and makes clear that the starting point for establishing need is to use the 'Standard Methodology for calculating housing need'. The Standard Methodology uses a simple three step process to determine the minimum local housing need. This approach establishes a minimum local housing need of 331 dwellings each year for Lichfield district.

### Providing a balanced housing market and optimising housing density

**13.5** 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.

#### Strategic Policy OHF2: Providing a balanced housing market and optimising housing density

To deliver a balanced housing market across the plan period, new residential development schemes should seek to achieve a mix of housing as set out in the table below:

	1 bedroom	2 bedroom	3 bedroom	4 plus bedroom
Market	5 - 10%	30 - 35%	44 - 55%	5 - 15%
Affordable Home Ownership	10 - 20%	35 - 45%	30 - 40%	5 - 15%
Affordable Housing (Rented)	25 - 30%	20 - 30%	35 - 40%	5 - 10%

Housing developments should therefore seek to deliver a range of house types, tenures and sizes that reflect and respond to the latest identified housing needs and demands of the district. The council will actively promote the delivery of smaller properties including two and three bedroom properties to increase local housing choice and contribute to the development of mixed and sustainable communities. The final mix of dwelling types and sizes will be subject to negotiation with the applicant and where the housing mix significantly differs from above, it must be justified through evidence of identified housing needs and the character of the area, taking into account:

- Evidence of housing need including reference to the housing register;
- Existing mix and turnover of properties;
- Nature of the development site;
- Character of the wider area the development site is located within;
- Detailed design considerations; and
- Financial viability.

The district council will promote the delivery of specialist housing for older persons to reflect the needs of the changing demographic profile of the district's population across the plan period. Proposals for self and custom build housing, to be occupied as homes by those individuals, will be supported by the council where they are sustainably located and in conformity with all other relevant local and national policies.

Development proposals must make the most efficient use of land and be developed at the optimum density. New housing development will be expected to achieve a minimum net density of 35 dwellings per hectare. However, development within Lichfield city and Burntwood town and in locations with good public transport links will be expected to achieve higher densities of

approximately 50 dwellings per hectare. Where it can be demonstrated that development at higher densities relates poorly to the character of the surrounding area or site constraints prevent these densities being achieved, then development may be permitted at a lower density.

### Explanation

**13.6** 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.

**13.7** A key aspect of the local plan vision and strategic objectives is to provide an appropriate mix of well-designed market, specialist and affordable homes to meet the needs of our current and future residents.

**13.8** There is a range of factors influencing demand for different sizes of homes over time, including demographic changes and levels of housing affordability. The council has commissioned a Housing and Economic Development Needs Assessment which has identified the need for a mix of market and affordable homes over the plan period to 2040.

**13.9** Whilst housing needs can change over time, the Housing and Economic Development Needs Assessment outlines that it is expected that the focus for new market housing provision will be on two and three bedroom properties. There will be continued demand within the district for family housing and demand for medium sized properties as older households seek to downsize whilst still retaining flexibility for friends and family to stay.

**13.10** The housing mix outlined in the policy above is provided as a desired market housing mix to meet the housing needs across the district. Whilst the mix is aimed to enable flexibility and guide future development schemes, the character and existing housing stock of the area as well as up to date evidence of need and demand will influence mix. The final mix of housing will be subject to negotiation with the applicant. Where a mix of housing is proposed that does not respond to identified needs, then the applicant will be expected to provide robust evidence relating to the identified level of housing need, existing housing stock, nature of the development site, detailed design considerations, character of the wider area or financial viability to support the proposals.

**13.11** Within the district, demographic projections show an ageing population and therefore an increased need for housing that meets the needs of older people, in particular specialist accommodation for older persons.

**13.12** National policy requires the needs of people wishing to build their own homes to be established as part of the duty to deliver the range of housing types for groups within the community. The Self-Build and Custom House Building Act places a duty on councils to keep registers of people seeking to acquire land to build their own homes. The councils are required to give suitable development permissions in respect of enough serviced plots to meet the demand for self-build as evidenced by the number of people on an authority's register.

**13.13** To date Lichfield district council's register has a very low demand and therefore whilst a policy supportive of proposals for self and custom build housing is considered appropriate, at this stage as evidenced by the self build register it is not considered appropriate to pursue a specific policy which identifies site allocations for self-build or specifies a percentage of dwellings on a site to be promoted as self build plots. However, in line with national policy, the council will continue to support the principle and any proposals will be considered on their merit.



**13.14** National planning policy seeks to ensure developments make effective use of land. It states that where there is a known shortage of land to meet housing needs, it is important to ensure that developments make optimal use of sites and avoid homes being built at low density. National policy states minimum density standards should be used for town and city centres and locations well served by public transport.

**13.15** The Strategic Growth Study concluded that within parts of the housing market area including Lichfield district it would be reasonable to assume a density of 35 dwellings per hectare. As evidenced in the Authority Monitoring Report, the average density delivered across the last seven years is around 38 dwellings per hectare. Therefore, it is considered that the minimum net density of 35 dwellings per hectare is appropriate and deliverable across the district. Within defined town and city centre areas and locations with good access to public transport, it is considered reasonable that higher density developments can be more easily achieved, therefore a minimum density standard of 50 dwellings per hectare within these locations is considered appropriate. Lower density schemes will only be acceptable where the character or amenity of the locality would be clearly harmed or where site constraints result in a reduced developable area.

#### What you told us

**13.16** The preferred options and policy directions document sets out a policy direction for housing mix and density. Overall there was support for a mix of housing to meet the needs of the district providing this is underpinned by evidence. In relation to housing density, whilst there was support for making efficient use of land and the principle of a density policy a lot of comments emphasised the need for flexibility in the policy in relation to both density and housing mix to take account for the varying nature of schemes coming forward within different areas across the district.

**13.17** In general, comments received relating to self build and custom housebuilding suggested that a policy should not be overly restrictive and encourage a flexible approach to the provision of self build plots. A handful of responses were supportive of identifying a specific site for self build to ensure local demand is met. A number of comments from residents were received suggesting that a register of sites would be beneficial to those wishing to build their own home. In line with national regulations, the council maintains a self build and custom housebuild register to monitor demand for self build provision within the district, however as set out below there is very limited demand at present for self build plots within the district.

#### Provision of accommodation for gypsies and travellers

##### Strategic Policy OHF3: Accommodation for gypsies and traveller provision

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 successful 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.

Sites for such provision will be made through non-strategic policies and allocated within the subsequent allocations document or through neighbourhood plans. The location of site allocations and the determination of planning applications will be informed by the following criteria and having regard 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 settlements, 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.

### Explanation

**13.18** 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.

**13.19** 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. 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.

**13.20** The study concludes that no provision for transit pitches is required at this stage but recommends that the councils continue to monitor the levels of unauthorised encampments with the district. This will be undertaken and the results included in the authority monitoring report.

**13.21** 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 and as such it is reasonable to assume that the lack of deliverable sites to meet need remains an issue. 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. We are committed to ensuring all of our communities have homes and are able to be healthy and safe. In response to this commitment we will investigate and understand delivery mechanisms available to us if the market is unable or unwilling to address identified need.

### Introduction

**13.22** Affordable Housing is provided for sale or rent to those whose needs are not met by the market and includes social rented, affordable rented and low cost home ownership products. The National Planning Policy Framework requires local planning authorities to set policies to meet affordable housing need in order to help create sustainable, inclusive and mixed communities.

**Strategic Policy OHF4 : Affordable housing**

The district council is committed to improving housing affordability in Lichfield district. On qualifying sites, the district council will be seeking the provision of affordable housing (including conversions). We have a significant need for affordable housing in our district there (circa 80% of overall need). On the basis that the evidenced need is so significant the council are justified in seeking affordable housing on each housing development site to the highest level viably possible.

Affordable housing may be in the form of social rent, affordable rent, intermediate or a mix of tenures. A flexible approach on thresholds, proportions, tenure, size and type will be taken on a scheme by scheme basis to reflect housing needs in the locality and to ensure scheme viability, subject to an open book approach by developers. Where the flexible approach cannot deliver a viable scheme due to site specific exceptional circumstances, reconsideration of the percentage of affordable housing to be delivered will be undertaken on a scheme by scheme basis. The precise proportions will be agreed with the district council having regard to housing needs within the locality of the development and the economic viability of a scheme.

Affordable housing should be provided on site and only in very exceptional circumstances will contributions in lieu, that are broadly equivalent in value to on-site provision, be acceptable.

Outside of Lichfield and Burntwood, housing development, in addition to those allocated within the local plan, 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 will also apply,

- Homes provided are affordable;
- The site is 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;
- 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; and
- The initial and subsequent occupancy of affordable homes can be controlled through planning conditions and legal agreements, as appropriate, to ensure that the accommodation remains available in perpetuity to local people in affordable housing need.

The district 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.

**13.23** The council is committed to improving affordability within Lichfield district. The evidence indicates that there is a need for 80% of district's housing need to be affordable. The council is justified in requesting as high a rate as viably possible on qualifying sites. Ahead of the Regulation 19 consultation the council will undertake further viability testing to identify the appropriate rate. At the time of writing the council apply a rate of 35% which is currently viable, against a policy target of 40%.

**13.24** The affordable housing requirement will be met in partnership with registered affordable housing providers, such as housing associations, to ensure the amount of affordable housing required to meet the requirement is delivered. The council will support applications from registered providers, housebuilders and other relevant parties to Homes England for funding through its affordable homes programmes.

**13.25** The development of rural exception sites is an exceptional circumstance where affordable housing development may be permitted in the open countryside. Affordable housing refers to a number of housing products as defined by the National Planning Policy Framework. Rural exception sites are still required to comply with all other policies of the local plan, together with the National Planning Policy Framework and National Planning Practice Guidance.

## 14 Our economic growth, enterprise & tourism

Strategic objective & priority 1	Sustainable communities
Strategic objective & priority 2	Rural communities
Strategic objective & priority 7	Economic prosperity
Strategic objective & priority 8	Employment opportunities
Strategic objective & priority 9	Our centres
Strategic objective & priority 10	Visitor economy

### Introduction

**14.1** 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.

**14.2** 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 OEE1: Our employment and economic development

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 61 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 (B1, 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 B use classes would not detrimentally affect an employment area. Such proposals will be supported on 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 B use classes for non-employment generating uses will only be supported on 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; or
- 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, such as noise or air pollution.

### Explanation

**14.3** The Housing and Economic Development Needs Assessment 2019 identifies the employment land requirements for the district to the period to 2040. This analysis suggests approximately 61.1 hectares of employment land should be allocated to provide for around 273,500m<sup>2</sup> floor space for employment generating uses (B1, 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 14.1 Employment land requirements**

Employment land requirements		
Use class	Floorspace requirement (m <sup>2</sup> )	Land requirement (Hectares)
B1a/b	76,500	15.3
B1c/B2	60,000	15.0
B8	160,000	40.0
Total	273,500	61.3

**14.4** The Housing and Economic Development Needs Assessment notes the success of Lichfield's economy in recent years, particularly relating to warehousing and logistics development, given the district's geographical position and excellent transport and communications links.

**14.5** 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 year of the proposed plan period (2018-2019) 13.1 hectares of employment land were completed providing for 23,879m<sup>2</sup> of floorspace. There is significant further capacity for employment land within the district's existing urban and employment areas and committed supply of sites. The Employment Land Availability assessment also demonstrates that there is a rather more limited supply of potential further options for employment growth within the district.

### What you told us

**14.6** There were limited responses to the scope, issues and options consultation in relation to employment growth, with most comments received being supportive of the need to ensure sufficient land is allocated to provide for jobs for our communities.

**14.7** There was a greater level of response in terms of employment and economic growth to the preferred options and policy directions document, a majority of these were supportive of the approach to support existing employment areas and identifying further allocations to meet identified needs. A number of representations suggested that the existing evidence underpinning employment need needed to be updated. The housing and economic needs assessment provides such an update and forms part of the evidence underpinning the local plan.

### Our centres

**14.8** Lichfield district has a wide range of shopping and service facilities. A key aspect of national policy is the need to ensure the vitality of town centres by supporting the role they play at the heart of local communities and taking a positive approach to their growth, management and adaptation. Attractive, vibrant and prosperous town centres can act as a catalyst for attracting growth and investment into the wider area.

**14.9** Locating retail and other community facilities within Lichfield city centre, Burntwood town centre and local centres is considered to be the most sustainable way to meeting the needs of Lichfield district's residents. This helps to maximise the accessibility of facilities for residents and reduce car dependency by providing services close to where people live.

#### Strategic Policy OEET2: Our 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.

Hierarchy of centres	Location
Strategic centre (with many shops, services, employment and entertainment which service a much wider catchment than just the local population)	Lichfield including Streethay
Town centre (shops and services primarily serving local catchments but providing for main weekly convenience shopping)	Burntwood
Rural centre (shops and services for day to day needs within villages to serve the wider rural area)	Alrewas, Armitage with Handscare, Fazeley, Fradley, Little Aston, Shenstone, Whittington, Stonnall, Kings Bromley & Hopwas
Neighbourhood centres (shops and services for day to day needs within urban neighbourhoods)	E.g Boley Park, Curborough, Darwin Park, Netherstowe, Dimbles Lane, Morley Road, Park Hill Road, Chasetown & Swan Island

The boundaries for Lichfield city centre and Burntwood town centre have been defined and set out along with the primary shopping area for Lichfield City within Detailed Policy: Lichfield Economy and Detailed Policy: Burntwood Economy respectively. Development within these centres will reflect the preferred sequential approach in line with the National Planning Policy Framework and retail assessments will be required in line with local thresholds set out below:

- Lichfield: over 1,000m<sup>2</sup> gross
- Burntwood: over 500m<sup>2</sup> gross
- Other centres: over 100m<sup>2</sup> gross



Proposals that help develop leisure uses, cultural development and a balanced evening and night time economy will be supported as valuable additions to the vitality and viability of Lichfield city centre and Burntwood town centre.

Rural centres will be protected and enhanced to provide shops, services, employment facilities to meet the daily needs of local communities within the settlements and as a focus for those living and working nearby in smaller villages.

Support will be given for new neighbourhood centres which are necessary to meet the needs of planned or approved new residential and employment development. The diversity of local services will be protected and supported and the mix of facilities in existing neighbourhood centres will be maintained to provide for day to day local shopping services and facilities.

Improvements in the accessibility of centres will be supported, especially sustainable means of transport together with improvements to traffic management within our settlements. Support will be given for the creation and maintenance of vehicular access for properties within our centres that are not located to the front of the building, where this does not conflict with other policies in the local plan.

The design of new, replacement or alterations to shop fronts should be sympathetic to the remainder of the building and to the character of the street as a whole.

The design of new, replacements or alterations to advertisements, including the number and location, should be sympathetic to the remainder of the building and to the character of the street as a whole.

### Explanation

**14.10** In order to promote the vitality and viability of town and local centres, national planning policy sets out a strong centres first policy, through a sequential test that directs main town centre uses to existing centres where possible. Main town centres uses are defined within Annex 2 of the National Planning Policy Framework and include retail, leisure, entertainment and more intensive sport and recreation uses, offices and arts, culture and tourism related uses.

**14.11** The National Planning Policy Framework requires a boundary for each centre and main shopping area to be defined. These boundaries are set out within policy Lichfield 3 and policy Burntwood 3 which were recently adopted within the local plan allocations document on the basis of evidence within the Lichfield Centres Report 2017.

**14.12** National policy requires an impact assessment for retail, leisure and office development outside of town centres which are not in accordance with an update to date plan and if the development is over a proportionate, locally set threshold. Lichfield district council commissioned England & Lyle to produce an update of retail evidence base (2012) which looked at whether a locally set threshold is needed for the district and if so what size threshold would be considered appropriate. The report recommended the thresholds set out within this policy which previously formed Policy E1: Retail Assessments.

**14.13** Rural centres provide shops and services for local residents, including those in smaller outlying villages. They often act as a focus for local communities and enhancement of these shops and facilities should be sought to ensure that the important role that they have within rural communities is not lost or diminished. Neighbourhood centres within the urban area meet the day to day needs of



local residents. These centres need to remain viable and should be protected from inappropriate development which would compromise or undermine their role. New neighbourhood centres will be required in areas of growth to serve local populations.

**14.14** Rear servicing can reduce traffic congestion and minimise conflicts between vehicles and pedestrians especially in the commercial centres of Lichfield and Burntwood, and neighbourhood centres and enable them to be attractive and inviting to use. Our centres are providing services and facilities for longer periods of the day than ever before and in order for them to remain attractive it is important that servicing of the uses of the properties can occur in areas where the public are not in conflict. This will encourage and maintain the viability and vitality of our centres. It is acknowledged that situations may exist where rear servicing is not available or would be undesirable such as where there are unacceptable impacts upon historic assets or existing residents or where it would be contrary to the objectives of the area such as in Lichfield city centre where some properties can only be accessed via pedestrianised streets.

**14.15** Shopfronts and advertisements play an important part in the streetscene and have a considerable impact upon the quality of the environment. The district council is concerned that shop fronts and advertisements of architectural or historic merit are protected and that new or replacement shopfronts and advertisements should have a positive impact upon the character of the area. Shopfronts and adverts change frequently and their impact upon an area through relatively minor alterations to the design, number and location can have major cumulative impacts. Shop fronts and advertisements are a focus for the public and are often in the busiest pedestrian areas and areas of greatest economic impact. It is therefore important that they add to the perception visitors have of our high quality environment and reflect the local heritage in order to support the wider economic objectives of supporting our centres and delivering sustainable development. The council has adopted a historic environment supplementary planning document which sets out principles for design of shop fronts and advertisements.

### What you told us

**14.16** The preferred options and policy directions consultation set out the preferred strategic policy for our centres and the non-strategic policies relating specifically to Lichfield city and Burntwood town centre which have been adopted as part of the local plan allocations. In general the responses received welcomed this approach.

**14.17** A number of comments were received in relation to Stonnall, Shenstone and Little Aston outlining that the classification of each settlement as a rural centre should not justify any growth. There was support by agents promoting sites within Burntwood for investment in the town centre.

### Introduction

**14.18** 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.

#### Strategic Policy OEET3: 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

**14.19** Our evidence tells us that Drayton Manor Park forms an integral part of the Tourism 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 9<sup>th</sup> largest employer within Lichfield district.

**14.20** 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 the 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.

**14.21** 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.

**14.22** The nature recovery network connectivity mapping identifies an opportunity for the improvement/creation of grassland and wetland where appropriate. Through a master-plan opportunities can be identified and safeguarded for the long term with the benefit of existing habitats that can be enhanced as appropriate.

**14.23** The 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 Tourism Strategy and biodiversity connectivity evidence.

### What you told us:

**14.24** Respondents have expressed the need for Drayton Manor Park to continually invest in its provision to enable the attraction to continue to contribute to the visitor economy within our district. Certainty is required to secure investment in identified long term ambitions. Drayton Manor Park has prepared an outline of their ambitions and substantial further work is required in order to provide a planning brief and master-plan which delivers the ambitions of the local plan and can deliver sustainable development.

### Introduction

**14.25** 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.

**Strategic Policy OEET4: Tourism**

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

To help support the local economy generally and support priorities identified to enable the growth of our visitor economy a range of new visitor accommodation will be sought. This will be in line with the recommendations identified within the Staffordshire Hotel and Visitor Accommodation Development Strategy.

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 Trent Valley way and the canal network will be supported and promoted where they do not conflict with other local plan policies.

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**

**14.26** 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. 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. The Lichfield City Centre Development Strategy & Action Plan 2016-2020 sets out five strategic objectives. The vision of the document and purpose of the strategy is to increase visitor numbers in Lichfield city and develop the city in a strategic way. This framework is coming to the end of its life and there is no intention for it to be updated. Future direction will be taken from the Economic Strategy for the district informed by evidence that has been commissioned at a county level.

**14.27** We have a detailed understanding of current and future hotel and visitor accommodation needs within our district. We intend to facilitate the delivery of the action plan within the Staffordshire Hotel and Visitor Accommodation Strategy as a way to assist in the growth of our visitor economy.

**What you told us**

**14.28** Respondents were generally supportive of the elements of the proposed tourism policy and a number felt that there was a need to expand on how it will support the future development of the key tourist attractions in the district, namely Drayton Manor Park, Lichfield Cathedral and the National Memorial Arboretum so that planning restrictions do not hinder future investment.

## 15 Our healthy & safe communities

Strategic Objective & Priority 4	Our infrastructure
Strategic Objective & Priority 11	Healthy & safe lifestyles
Strategic Objective & Priority 15	High quality development

### Introduction

**15.1** A person's health and well-being is 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. The district council is not the lead agency for many services and initiatives that support health and well-being in our district, but through a health in all policies approach will ensure that the local plan can provide a foundation for delivery of activities and services that maintain and improve the health and well-being of our communities.

#### Strategic Policy OHSC1: Healthy & safe communities

The district council will support initiatives that deliver positive impacts against targets identified within the current Community Safety Strategic Assessment and which are also in line with the Community Safety Delivery Plan 2018-2021, or future equivalent replacement documents. An emphasis on prevention and early intervention will be encouraged.

There will be a focus on supporting the delivery of actions and investment in new and existing infrastructure, 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 issues relating to excess weight 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 document 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 trigger a masterplan requirement as set out in our sustainable communities policy.

The location of services, facilities and community infrastructure requirements should, where possible be integrated. Where this is not possible providing or improving existing active travel routes, (including cycling and walking), to deliver connections should be fully considered as part of new developments. Existing Rights of Way will be protected, including the Heart of England Way.

As a means to ensure existing established active travel networks are improved and remain relevant and important to our communities opportunities to increase usage will be encouraged, particularly as part of new developments.

Spaces, places and facilities that currently enable community cohesion and social interaction will be protected and enhanced where possible. Loss of existing facilities, services, recreational open space which are valued by our communities and form part of existing infrastructure will not be permitted unless it can be demonstrated that they are clearly surplus to the requirements of the community, or replacement and accessible facilities of equivalent or improved quality are provided to serve that community, in a sustainable location and made available prior to the loss of the original facility.

Initiatives and development that will enable existing facilities and services to be able to adapt to change and continue to best serve the identified needs of our communities will be supported.

Our strategic development allocations will create healthy, inclusive and safe communities. The provision of services, spaces, recreational facilities, green infrastructure, community facilities, sports facilities and other identified infrastructure requirements will be delivered in a manner that enables social interaction, creates strong neighbourhoods and encourages active high quality places.

### Explanation

**15.2** National planning policy requires local strategic policies that 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.

**15.3** The integration of places, connectivity, and active and shared spaces, are identified as key components of successful delivery. Access to a network of open space and recreational facilities as a way of providing for opportunities for sport and physical activity is promoted.

**15.4** There is a clear requirement to ensure infrastructure provision reflects local health and well-being needs and that it protects against unnecessary loss of facilities and services that are valued. Support for the identified actions in other local health strategies is also a requirement.

**15.5** The local health and well-being needs of our district have been explored and documented recently by a number of organisations including the district council. The result of this work is a number of documents that fit together to provide a clear picture of local need. Evidence indicates priorities for our district include action to address inactivity levels, causes of obesity and planning appropriately for an ageing population. We are committed to using this evidence to shape policies across the council including those in this plan, and will work with our partners to ensure positive change in the health and well-being of all our communities.

**15.6** Our district has a lower than average levels of crime and anti-social behaviour. We need to ensure that this position is maintained and where possible improved upon. It is also important that any impacts that undermine the cohesion of our existing and new communities are prevented or addressed quickly.

**15.7** We want communities that are part of our strategic development sites to have access to and benefit from elements of infrastructure and well-designed places that ensure they are healthy and safe. Ensuring that development considers health impacts is essential, so is the delivery of identified requirements at the most appropriate time in the development process.

**15.8** We understand the positive opportunities that policies relating to health and safe communities can have on how our communities come together, meet and interact. To ensure that our policies are positive and address priority health issues we will undertake a health impact assessment and we will expect future developments in the district to also complete similar assessments.

## What you told us

**15.9** The responses focused on the need for existing and proposed communities to have the right type and the right level of infrastructure to meet their needs. In particular health provision is viewed as important, alongside opportunities to be active and lead a healthy lifestyle. Housing providers suggested that development could support investment in facilities and well-designed sustainable places lead to healthy communities. Responses from statutory organisations focused on ensuring our policies are based on up to date evidence.

## Introduction

**15.10** National planning policy provides protection for 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.

### Preferred Policy OSR2: Open space and recreation

Existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless it is for one of the exceptions listed in the National Planning Policy Framework.

Actions that address priorities identified in the district council's physical activity and sport strategy, particularly those that tackle excess weight 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. Initiatives and developments that enable our open space and recreational infrastructure to be more accessible and linked will be supported where they do not conflict with other policies in the plan.

Appropriate improvements to community infrastructure which increases the opportunities to access open space and recreational provision will be encouraged.

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 this plan.

The district council will support appropriate proposals that improve the quantity, quality and accessibility of green spaces, particularly where deficiencies have been identified. All open space, sport and recreation facilities identified in the Open Space Assessment will be protected.

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

## Explanation

**15.11** 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 externally facing 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 – supporting the development of the sport and physical activity workforce to provide a better quality experience for all; and
- Active travel – to increase active travel levels.

**15.12** We know that open space, sport and recreation facilities, if well located, accessible, well designed and maintained, can have a positive impact on the health and well-being of our communities.

**15.13** There is a clear requirement for our policies to be based on up-to date evidence. The last open space assessment for the district was completed in 2016. We know that since then improvements have been made to existing open space and that new infrastructure has been delivered to support our new communities created through the local plan strategy.

**15.14** We will as part of the development of the local plan complete a new assessment. The assessment will include;

- Identifying where the open spaces are in our district and an assessment of their quality;
- Identifying the improvements in quality and quantity so that we can meet the needs of our communities; and
- Establishing minimum standards that we require for our communities.

**15.15** We will also need to understand how existing spaces are linked so we can make the most of informal opportunities for our communities to become active. We will be completing a Green Infrastructure Study to support our understanding and help shape the open space and recreation policy.

**15.16** Included within this part of the plan will also be policies that support recreational buildings and land, including playing pitches. To enable the development of planning policies that are based on robust and up to date assessment we are currently completing a Playing Pitch Strategy and Indoor Facility Modelling work.

### Introduction

**15.17** We know that our district is rich in cultural and art activities, they help to support our visitor economy and make a significant contribution to ensuring places and spaces are active and have a positive contribution to the quality of life of our communities.

**Strategic Policy OHSC2: Arts and culture**

Existing assets, facilities and venues for cultural events, activities and the arts will be protected and support given to their appropriate improvement.

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

**Explanation**

**15.18** The current local plan 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.

**What you told us**

**15.19** At the preferred options and policy direction stage of the plans development two questions were posed in relation to arts and culture. The questions focused on understanding the wider strategic context for arts and cultural in our district and where best our arts and cultural policy should sit to support delivery. We received no responses to these questions through the consultation. However we do know that in response to other sections of the consultation process tourism was seen as important to Lichfield and that our communities value a sense of place and local distinctiveness.



## 16 Our natural resources

Strategic Objective & Priority 12	Countryside character
Strategic Objective & Priority 13	Natural resources

### Introduction

**16.1** We are focused on improving the relationship, 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.

**16.2** 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.

**16.3** 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.

### Strategic Policy ONR1: Green Belt

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 Strategic Policy OHF4: Affordable housing.

There is a strategic need to make changes to the Green Belt boundary to accommodate the growth requirements of the district. The Green Belt boundary will be amended adjacent to Fazeley and Whittington, to accommodate strategic growth. New Green Belt will be identified to the north of Lichfield alongside the strategic development allocation and defined by the line of HS2. This new Green Belt will define the northern extent of Lichfield city and prevent the coalescence of Lichfield and Fradley.

Further non-strategic changes to the Green Belt boundary which do not have a fundamental impact on the spatial strategy may be appropriate for all settlements within the Green Belt. The precise boundaries of such changes will be determined through neighbourhood plans or the allocations document.

In addition, areas of development restraint have been identified and removed from the Green Belt at the following settlements to ensure that the Green Belt boundary is capable of enduring beyond the plan period. Land within the areas of development restraint will not be released for development unless or until a future review of the local plan identifies them for development. Those areas are identified on the policies maps and are listed below:

- Land off Fossey Lane, Lichfield;
- Land at Coulter Lane, Burntwood; and
- Land north of Lichfield Road, Mile Oak.

Within these safeguarded areas planning permission will not be granted for any development which would prejudice decisions regarding their long term future. The areas of development restraint are not allocated for development at this time. There may also be a need to identify further non-strategic safeguarded land at settlements inset within the Green Belt. Such non-strategic changes could be considered through neighbourhood plans or through the allocations document.

### Explanation

**16.4** The national Green Belt policy is set out within the National Planning Policy Framework. This makes clear that great importance is attached to the Green Belt and its fundamental aim of preventing urban sprawl by keeping land permanently open. Approximately half of Lichfield district lies within the Green Belt surrounding the West Midlands conurbation, from the south of the district to the West Coast Mainline which forms the northern boundary of the Green Belt. Reference should be made to the National Planning Policy Framework for the list of exceptions where the construction of new buildings is can be regarded as appropriate development and for other appropriate forms of development.

**16.5** The 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 are considered 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.

**16.6** 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 boundary will not need to alter further at the end of the plan period. 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 local plan or where a neighbourhood plan proposes the development.

**16.7** The Green Belt Review 2019 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.

**What you told us**

**16.8** Through representations to the preferred options & policy directions it was made clear that the importance of the Green Belt within the district is recognised. A large number of representations noted the importance of the Green Belt around particular settlements and the value that residents placed in this.

**16.9** A large number of representations were also made by the development community which noted the need for the council to undertake a comprehensive Green Belt review to inform the local plan review. Many of these representations provided the view that the council would need to consider changes to the Green Belt boundary in order to accommodate growth.

**Introduction**

**16.10** There is a wealth of biodiversity within Lichfield district, there are sites which have international and national protection and there is a duty to protect and enhance these assets.

**Strategic Policy ONR2: 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.

Reference should be made to the Trees, Landscaping & Development Supplementary Planning Document and Biodiversity and Development Supplementary Planning Document which provides detailed guidance.

### Explanation

**16.11** In addition to policies in national guidance proposals should particularly seek to contribute towards the United Kingdom priority habitats and species in Lichfield district and any additional Staffordshire or National Forest, 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.

**16.12** We have successfully applied the principle of net gain through the delivery of the current local plan strategy. This will continue and will be supported through the application of Natural England's biodiversity metric. The metric will enable the calculation of biodiversity baselines, the forecasting of biodiversity losses and gains through development and land management practices.

**16.13** The policy recognises the uniqueness of veteran trees. Due to their age and importance for biodiversity their replacement and relocation is not possible, therefore adequate protection and provision of buffers within and adjacent to developments including sufficient land to prevent adverse impacts is therefore essential. 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. Development should buffer any ancient woodland it affects by providing sufficient space around the ancient woodland to allow expansion through natural regeneration and on-going long term management.

**16.14** As ancient woodland and ancient or veteran trees are irreplaceable, discussions over possible compensation should not form part of the assessment to determine whether the exceptional benefits of the proposal outweigh the loss of such assets.

**16.15** Within our district there are also historic ancient wood pastures and historic parkland both of which are irreplaceable habitats. It is crucial that the whole habitat is protected, even though tree cover may be comparatively sparse to ensure development does not result in deterioration.

**16.16** We need to understand better what proportion of our district has canopy cover and what services this canopy cover provides. In order to gain this understanding we will undertake a canopy cover assessment for the whole district. The assessment will provide the basis for setting targets for canopy cover within the district, and enhance those policies that support our economy, promote a healthy community, deliver quality built environments, as well as helping the district meet the challenges of climate change and flooding.

### Introduction

**16.17** Protecting Special Areas of Conservation is a key element of the conserving and enhancing the natural environment section of national planning policy framework. We have two such sites in our district where we have worked together with partners to ensure they are looked after for the benefit of the area.

**Strategic Policy ONR3: Cannock Chase Special Area of Conservation & River Mease Special Area of Conservation**

**Cannock Chase Special Area of Conservation**

The effective avoidance and/or mitigation of any impacts upon the Special Area of Conservation will need to be demonstrated in accordance with the habitat regulations.

Before development is permitted it must be demonstrated that alone or in combination with other development it will not have an adverse effect whether direct or indirect upon the integrity of the Cannock Chase Special Area of Conservation having regard to avoidance or mitigation measures.

In particular, any development that results in a net increase in dwellings within a 15km radius of any boundary of Cannock Chase Special Area of Conservation (as shown on the policies map) will be deemed to have an adverse impact upon the Cannock Chase Special Area of Conservation unless or until satisfactory avoidance and/or mitigation measures have been secured.

Site access management and monitoring measures are ongoing which include contributions to habitat management and creation; access management and visitor infrastructure; publicity, education and awareness raising; provision of additional recreational space within development sites where they can be accommodated; and measures to encourage sustainable travel.

#### **River Mease Special Area of Conservation**

Before development within the catchment of the River Mease special area of conservation is permitted it must be demonstrated that alone or in combination with other development it will not have an adverse effect whether direct or indirect upon the integrity of the River Mease special area of conservation having regard to avoidance or mitigation measures

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 may be required to demonstrate that they will have no adverse effect on the integrity of the special area of conservation.

#### **Explanation**

**16.18** Lichfield district council is part of the Cannock Chase Special Area of Conservation partnership and 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 to develop a mitigation strategy which prevents harm arising to the special area of conservation. The 15km radius of any boundary of Cannock Chase Special Area of Conservation referenced within the policy is currently being reviewed by the partnership.

**16.19** The appropriate assessment highlights the likely increase in pressure on the Special Area of Conservation as a result of population and economic growth in the district and the sensitivity of the site to nitrogen. However, there are unlikely to be any significant effects arising from increased water use and abstraction in the district.

**16.20** Site access management and monitoring measures are able to be implemented and the analysis and recommendations in the site nitrogen action plan will form the basis for continuing discussions between the partners on the development of a mitigation and implementation strategy.

**16.21** Through implementation of the policies in the local plans, supported by a mitigation and implementation strategy (currently the site access management and monitoring measure and site nitrogen action plan), suitable mitigation measures will be put in place, to overcome possible significant adverse effects on the integrity of the special area of conservation.

**16.22** Cross-boundary working will be supported in order to ensure strategic sites, such as the area of outstanding natural beauty and Cannock Chase special area of conservation, are protected and enhanced. Cannock Chase Special Area of Conservation lies entirely within the Cannock Chase Area of Outstanding Natural Beauty.

**16.23** The appropriate assessment which has been undertaken is to enable delivery of the spatial strategy for Lichfield district. Other matters which may arise through the life of the plan period may require further assessment in order to meet the requirements of the habitat regulations.

**16.24** Lichfield district council is part of the River Mease Special Area of Conservation partnership and has worked jointly with Northwest Leicestershire district council and South Derbyshire district council to develop a mitigation strategy which prevents harm arising to the Special Area of Conservation.

**16.25** The appropriate assessment highlights that there is a potential likely increase in pressure on the Special Area of Conservation as a result of population and economic growth in the district and the spatial strategy has deliberately sought to minimise the amount of development affecting the Special Area of Conservation.

**16.26** 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.

**16.27** Under the habitats directive we are responsible for ensuring that proposals for new development will have no significant adverse impact upon the Special Area of Conservation. This is done through a habitats regulations assessment (referred to as an appropriate assessment). To help with this process and to demonstrate effective avoidance and or mitigation, people applying for permission for new development need to include detailed information about drainage (both surface and foul water).

**16.28** The appropriate assessment which has been undertaken is to enable delivery of the spatial strategy for Lichfield district. Other matters which may arise through the life of the plan period and development which currently lies beyond the water catchment may prompt a requirement to undertake further assessment in order to meet the requirements of the habitat regulations.

#### **Strategic Policy ONR4: Green infrastructure and connectivity**

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 in accordance with connectivity and recovery mapping. 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.

Our identified habitats networks are a part of the green infrastructure within our district. 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.

To assist in the delivery of the Lichfield canal the route of the Lichfield canal as shown on the policies maps and including the heritage towpath trail will be safeguarded from any development which could prejudice its long term restoration. New development shall recognise the advantages of supporting the delivery of the canal through a sensitively designed scheme and by including the route as part of an open space network, considering opportunities for sustainable transport, enhanced biodiversity, enhancement to the historic environment and where demonstrated that infiltration drainage is not viable, use of the canal as part of sustainable drainage for disposal of surface water, where appropriate.

Within the National Forest support will be given for the enhancement of built development through related woodland planting and landscaping, where appropriate; and the forest as an exemplar of sustainable development. Development where landscaping would normally be required shall contribute towards the creation of the forest by providing on-site or nearby landscaping with a focus on woodland and tree planting where appropriate and where this is not in conflict with other policies in the development plan, accords with the connectivity mapping evidence, and the biodiversity and development supplementary planning document.

### Explanation

**16.29** We know the location of habitats in our district because we have completed a phase one habitats survey and assessment. Through our connectivity mapping we also know how important habitats are, where they are connected, and in doing so how they support species movement. We know where these assets are under strain; where a high proportion of species flow is centred though the lowest number of habitat links these assets within our district. We have identified opportunities to strengthen these networks, with priorities identified in our nature recovery mapping.

**16.30** We understand that we have partnerships in our district that work to deliver benefits that can support our ability to strengthen our identified networks and delivery our shared identified priorities.

**16.31** We need to understand better what our individual green infrastructure assets provide and how they relate to each other. We will then be able to take an informed approach to developing focused opportunities that deliver connected enhancements. In order to do this we will produce a green infrastructure study to support our understanding. The study will provide the strategic setting for the Strategic Policy ONR4: Green Infrastructure and connectivity policy within this part of the plan, and also those policies that support our economy, promote a healthy community, deliver quality built environments, and help the district meet the challenges of climate change and flooding.

### Introduction

**16.32** We know that our district has landscapes that are nationally valued and receive a high level of protection and that our local landscapes have a number of features and sensitivities. The National Planning Policy Framework is clear that landscapes should be conserved and enhanced.

#### Strategic Policy ONR5: 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. Key features within the landscape will be protected and enhanced along with other future locally designated areas such as those within made neighbourhood plans.

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.

Development within and on adjacent land forming the setting of the area of outstanding natural beauty will be expected to positively contribute to the setting of the area of outstanding natural beauty and avoid an adverse impact on the landscape and scenic beauty of the area, wider views and where appropriate ensure the tranquil areas retain this quality. Support will be given to proposals which enhance the beneficial use of the West Midlands Green Belt whilst retaining its openness and help to facilitate the area of outstanding natural beauty management plan objectives. Development will be of high quality and shall preserve the landscape and scenic beauty of the area of outstanding natural beauty through its siting, design, sensitive use of materials/lighting.

### Explanation

**16.33** Within Lichfield district there is an area of landscape which is nationally valued; Cannock Chase Area of Outstanding Natural Beauty receives a high level of protection for its landscape and scenic beauty, wildlife and cultural heritage. Local landscape assessment through a district wide analysis of landscape has identified various features and sensitivity to landscape change and a better understanding of the importance of these is required in order to assess impact upon them arising



from development/land use change. There are parts of the district where landscape priorities have already been established through plans and strategies, such as Cannock Chase Area of Outstanding Natural Beauty, Central Rivers Initiative and the National Forest.

**16.34** The Area of Outstanding Natural Beauty Management Plan and Historic Environment Character Assessment provide an informed framework highlighting areas for conservation, strengthening and enhancements. The Area of Outstanding Natural Beauty Management Plan manages the conservation and natural beauty of the landscape and countryside and is produced by the Area of Outstanding Natural Beauty unit, which provides guidance for the management, preservation and enhancement of the area's special qualities. The management plan is updated at regular intervals and should be taken into consideration in all development proposals that could affect the area.

**16.35** 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 Area of Outstanding Natural Beauty for the health and well-being of the existing and future residents of the District. As development is so limited it should be of the highest quality, respecting this valued setting.

## 17 Our built & historic environment

Strategic objective & priority 10:	Tourism
Strategic objective & priority 12:	Countryside character
Strategic objective & priority 14:	Built environment
Strategic objective & priority 15:	High quality development

### Introduction

**17.1** Within Lichfield district there is an existing and extensive high quality historic environment. The historic environment includes designated heritage assets such as listed buildings, conservation areas, scheduled monuments and registered parks and gardens and, non-designated heritage assets such as those which are identified in 'made' neighbourhood plans, included on the Historic Environment Record, locally listed buildings, the historic landscape, parks and historic hedgerows. In detail the district currently has 22 conservation areas and over 750 listed buildings including Lichfield Cathedral which acts as a focal point to the historic settlement pattern and is visible from many points across the district.

**17.2** This plan will seek to conserve and create enjoyment of the historic environment which will ensure our historic assets are sustained and enhanced, so the valuable contribution they make to the character of Lichfield and their cultural, economic and environmental benefits can be realised.

**17.3** Not all of these can be controlled through the planning process and so a partnership approach and close working with colleagues will enable us to deliver a positive strategy for the conservation and enjoyment of the historic environment. Our positive strategy for the historic environment will be achieved through the implementation of policy and within our decisions through:

- Encouraging the sympathetic maintenance and restoration of all aspects of the historic environment, in particular listed buildings, historic shop fronts and registered parks, gardens and landscapes based on historic research;
- Safeguarding heritage assets at risk and taking steps to reduce the number of heritage assets on the National Heritage at Risk Register and Local Heritage at Risk Register;
- Reviewing our conservation appraisals and management plans so they are up to date; and
- Contributing to the Historic Environment Record.

### Strategic Policy OBHE1: 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. The historic environment contributes to sustainable communities, including economic vitality and quality of life. New development must make a positive contribution to the local distinctiveness, sense of place and local character of the historic environment. Development proposals which conserve and enhance a heritage asset or its setting will be supported where clear and convincing justification is provided.

Designated heritage assets of the highest significance including Grade 1 and Grade 2\* listed buildings and their settings and scheduled monuments and their settings will be conserved, enhanced and given the highest level of protection. Grade 2 listed buildings, conservation areas, locally important archaeological sites, locally listed buildings, locally important parks and gardens and other heritage assets will be conserved and enhanced in accordance with the weight given in the National Planning Policy Framework <sup>(xiii)</sup>. The character and appearance of conservation areas

xiii see footnote 63 of the NPPF

will be preserved or enhanced and any changes to the spaces around and within the conservation areas, should be linked to the objectives contained within the conservation area appraisals and their management plans where appropriate. In conjunction with the landscape policy, landscapes and views that form the setting and contribute to the significance of the heritage asset will also be conserved and enhanced. The district council will seek to maintain local distinctiveness through the built environment in terms of buildings and public spaces and enhance the relationship and linkages between the natural and built environment.

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. The loss of historic fabric simply to accommodate new uses will not be permitted. Reversibility and minimal intervention will also be key considerations when assessing proposals. Features essential to the special interest of the heritage asset should not be lost or altered to facilitate the change of use.

Opportunities which better reveal the significance of heritage assets and which improve the understanding of the district's historic environment and local character will be supported.

## Introduction

**17.4** The council has a number of statutory duties and legislation which it has to follow in order to sustain, conserve, preserve or enhance its historic resource.

### Strategic Policy OBHE2: Loss of heritage assets

There will be a presumption in favour of the retention of designated and non-designated heritage assets.

Clear and convincing evidence will be required to justify any harm to or loss of the significance of a heritage asset.

The loss of, or harm to a heritage asset will only be permitted where it can be demonstrated that the ensuing harm and loss of significance of the heritage asset is necessary to achieve public benefits that outweigh that harm or loss in accordance with the National Planning Policy Framework.

The greater the negative impact on the significance of the heritage asset and its setting, the greater the benefits that would be required to justify any approval. It will also need to be demonstrated for both designated and non-designated heritage assets that there would be no reasonably practicable or viable means of retaining the asset within a development.

Where proposals which involve the loss of any designated or locally identified heritage asset are accepted, a legally binding commitment from the developer must be made to implement a viable scheme within a specified period before any works affecting the asset are carried out.

The areas affected should be recorded and the information submitted to Staffordshire county council's Historic Environment Record and made publicly available as a minimum.

## Explanation

**17.5** The historic environment provides an irreplaceable resource on how people and places have interacted through time. Some of the surviving physical remains of past human activity are visible, some are buried or submerged or undiscovered they could be part of a landscape or planted or managed flora such as in a registered park and garden. As well as assets afforded statutory protection the non-designated historic assets form an important component of local distinctiveness and are integral to creating a sense of place and are therefore encompassed within this policy reflecting their recognition and importance through the Conservation Area Appraisals and Management Plans.

**17.6** The historic environment is valuable and provides economic benefit to Lichfield district through tourism as well as having wider social, cultural and environmental benefits. New development can make a positive contribution to our sense of place and provide us with a better understanding of the historic environment which better reveals its significance so it can be enjoyed by existing and future generations. New developments can reflect and enhance local character and distinctiveness with particular regard to the prevailing styles of design use of materials. Long distance views of Lichfield Cathedral, many of the local churches and the Area of Outstanding Natural Beauty provide a sense of place and pride within the district. The historic environment contains environmental benefits such as veteran trees, historic landscapes and hedgerows. The re-use of the built environment has reduced energy expenditure in the manufacture and sourcing of new construction materials and thus continues to make maximum use of existing embedded energy which helps tackle climate change.

**17.7** It is important that our historic environment is sustained and remains in viable uses so it does not become neglected and decay.

**17.8** The delivery of works can be crucial to the safeguarding of historic assets and should therefore be strictly controlled to enable the preservation of the asset and maintain the sense of pride in the area.

## Introduction

**17.9** Our conservation areas add to the quality of life and sense of place within our district and are valued by their communities, local history societies and are recognised in neighbourhood plans.

### Strategic Policy OBHE3: Conservation areas

Development within, affecting the setting of, or affecting views into or out of a conservation area should preserve or enhance features that contribute positively to an area's character, appearance and setting. Proposals should:

Retain key historic features including buildings/groups of buildings, existing street patterns, historic building lines;

Retain architectural details that contribute to the character and appearance of an area;

Where relevant and practical, improve features which have a negative impact upon the conservation area where their loss will enhance the conservation area in a manner that accords with the conservation area appraisal and management plan

Assess and mitigate against any negative impact the proposal may have on the cityscape, roofscape, skyline and landscape.

### Explanation

**17.10** There is often pressure for change within many conservation areas and it is anticipated that this will continue. This policy will support the need for development within conservation areas to recognise the additional qualities and the special architectural and historic interest of each and the contribution a conservation area makes to the local distinctiveness of the district. All the conservation areas have a conservation area appraisal and a management plan which identifies key features such as landmark buildings which should be maintained and opportunities which can have a positive impact on the conservation area in accordance with the high quality design policy.

### What you told us

**17.11** Representations received during the preferred options and policy directions consultation in January 2019 asked for public rights of way to be protected and enhanced and that insufficient priority is presently given to the special character of Lichfield city centre. Suggestions included adding definitions and minor changes to the wordings of the preferred policies and/or the use of action plans or supplementary planning documents. We also asked respondents to identify significant long distance views which help identify that you were in our district. The responses identified Lichfield Cathedral and four specific views around Burntwood.

**17.12** Historic England offered advice on tall buildings and the Lichfield Civic Society provided a number of alternative policies which are published in other area's local plans.

### Introduction

**17.13** As our heritage assets are so important and great weight is to be given to their conservation, it is essential to identify and understand the particular significance of any heritage asset and its setting that may be affected by a proposal.

#### Strategic Policy OBHE4: Evidence to support heritage proposals

Where a development proposal would affect the significance of a heritage asset (whether designated or non-designated) including any contribution made by its setting, it should be informed by proportionate historic environment assessments and evaluations (such as heritage statements, heritage impact assessments, desk based appraisals, field evaluation and historic building reports) that:

Identify all heritage assets likely to be affected by the proposal; as a minimum the historic environment record should be consulted, and clearly identify their significance.

Explain the nature and degree of any impact on a heritage asset, in particular, on elements that contribute to their significance and demonstrate how, in order of preference, any harm will be avoided, minimised or mitigated. This may require an assessment of the impact of the proposal upon longer distance views and vistas of Lichfield Cathedral and the Area of Outstanding Natural Beauty or views identified in conservation area management plans or neighbourhood plans;

Provide a clear explanation and justification for the proposal in order for the 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; and demonstrate that the works proposed are the minimum required to secure the long term use of the asset.

## Explanation

**17.14** Heritage assets can be both designated and non-designated and are irreplaceable. It is therefore essential to identify how development will affect the significance of any heritage asset and its setting. Applications for development affecting listed buildings, conservation areas or their settings should include full details of the proposal so that an informed decision can be reached, this will mean outline applications will not be encouraged.

**17.15** There is a considerable amount of information available which can be utilised to assist in carrying out a heritage statement. In particular more detail can be found within our Historic Environment Supplementary Planning Document, the Staffordshire Historic Environment Record, the local evidence base and good practice advice Notes 2 and 3 prepared by Historic England.

**17.16** The assessment needs to be proportionate to an asset's importance and the scale of works proposed. Further there is a requirement for it to be of sufficient quality to not delay the determination of an application. It may be necessary for the assessment to be undertaken by someone with the appropriate expertise. Where an assessment relates to an archaeological assessment this will need to be undertaken by an appropriately qualified person. <sup>(xiv)</sup>

**17.17** The significance of a heritage asset is the sum of four parts: archaeological, architectural, artistic and historic, and could relate to all, some or just one of these values. The setting is the surroundings in which a heritage asset lies. It is imperative when making decisions to understand the particular reasons why an asset is where it is, why it has particular character and appearance and why and how it interacts with its surroundings in the manner that it does. This will ensure the contribution to the setting of the heritage asset can be considered in an informed manner.

**17.18** Where a proposal also requires a design and access statement, the assessment of significance can form a separate element of the statement or can be submitted as a separate document.

## What you told us

**17.19** Through the preferred options and policy directions consultation in January 2019 a question was asked if there was an alternative approach to the preferred policy. Historic England suggested alternative views and comments. There was also the view that the requirement should be part of the validation guidance rather than policy within the local plan. Other representations considered that the policy duplicated the requirements of the National Planning Policy Framework.

**17.20** The requirement for a heritage statement is within the validation guidance however the statements being submitted by applicants were often insufficient in detail for an assessment to be made. A policy is therefore required to facilitate an appropriately detailed assessment and not delay the decision making process. The revised wording proposed by Historic England has been incorporated into a revised policy.

xiv A member of CIFA <http://www.archaeologists.net/>)

## 18 Lichfield and Streethay

**18.1** 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, has a population of over 30,000 and is a key employment location. It has an outstanding historic environment and a high quality public realm. 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.

**18.2** 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.

### Our Vision for Lichfield city

Lichfield city 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 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 sustained 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 6,929 dwellings, 3,679 through existing commitments and 3,300 as part of a strategic allocation located north of Lichfield.



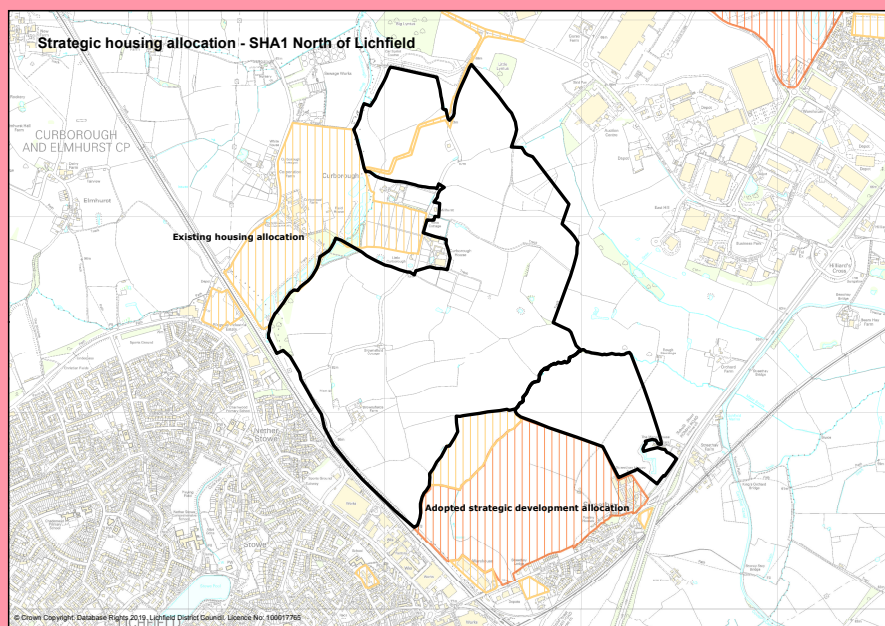
## Introduction housing

**18.3** The spatial strategy set out within this plan identifies a strategic housing growth location at Lichfield.

### Strategic Policy SHA1: Strategic housing allocation north of Lichfield

The land to the north of Lichfield will be allocated for the focus of new residential growth.

Picture 18.1



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 masterplan for the site. 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 into, out of and through the site;
- Safeguard and enhance existing trees, hedgerows and sites of biodiversity value within the site;
- Fully integrate with development located to the north of Curborough and at Streethay;
- 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;
- Provide details of how the development addresses climate change and can deliver a net zero development by 2050;
- High quality design with the well-being of the ageing and less mobile population being addressed;
- Have no properties at risk of flooding now and in the future; and
- 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.



**Infrastructure**

- Provision for education, including one secondary school and two primary schools;
- Provision for access to the strategic and local highway network as appropriate;
- Integrated sustainable drainage;
- Provide necessary utilities infrastructure and minimise use of water resources and energy usage, particular consideration should be given to the Mere's Brook;
- 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 transport 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 sports pitches, play spaces, in accordance with standards set out within the local plan review.

**Explanation**

**18.4** There have been 372 (gross) new homes delivered within Lichfield city in the first year of the plan period (2018-2019). The urban capacity assessment 2019 identified that in addition to the completed sites there exists a committed supply of sites for 2,929 dwellings within and adjacent to Lichfield city. This supply is made up of committed small sites (sites below ten dwellings), committed strategic development allocations from the current local plan strategy and those allocations identified through the local plan allocations document. The urban capacity assessment recommended that those sites with extant planning permission be considered for allocation within the local plan review where appropriate.

**18.5** Strategic Policy OSS2 Our spatial strategy and Strategic Policy OHF1: Housing provision identify that the urban area of Lichfield, along with the identified allocations will play a key role in delivering the districts housing requirement.

**18.6** During the local plan strategy plan period ministerial approval was given for a large area of housing growth to the north of Lichfield city. We intend to extend this previously unplanned growth to ensure it is able to relate effectively to both the settlement as a whole and contribute to the sustainability of our district. We will ensure that this growth opportunity will, by appropriately providing infrastructure and community facilities, will help to maintain and improve the sustainable qualities of Lichfield city.

**18.7** We are still developing elements of our evidence base, identified requirements once known will be reflected within the masterplan requirements.

**Introduction economy**

**18.8** Lichfield city centre's economy comprises a variety of activities; residential, retail, office, leisure and educational services, which serves and is supported by a diverse user group from residents, businesses and visitors.

**Local Policy LC1: Lichfield economy**

Lichfield city centre will be promoted as a strategic centre by improving its range of shopping, leisure, business, cultural, education and tourist facilities whilst sustaining and enhancing the significance of its historic environment and heritage assets and their setting. This will be achieved by exploiting redevelopment opportunities identified in the city centre whilst retaining the special architectural and historical character of the city.

Lichfield city centre will be the focus for new office, leisure and shopping development. The policies map identifies the extent of the city centre boundary, primary shopping area and primary and secondary frontages.

The primary shopping area represents the retail heart of Lichfield and its protection is key to the vitality and viability of the city centre. As such any proposals (for retail uses) outside of the primary shopping area or the town centre boundary (for all other main town centre uses) will be required to undertake a sequential test and impact assessment in accordance with national guidance and local retail assessment policy.

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

The provision of new office space will be supported within the city centre boundary in order to meet the evidence based annual floorspace requirement of 1,000m<sup>2</sup> - 1,400m<sup>2</sup>. Managed workspace style office accommodation will be encouraged as part of mixed use schemes and new proposals should have regard to the potential development sites set out in the city centre development strategy. All proposals for new office floorspace should have regard to the need to protect and enhance the city's historic character. A sequential approach to the location of offices will be applied and where there is clear evidence that there are no suitable office sites within the city centre, locations on the edge of the city centre will be considered before locations elsewhere within and accessible to Lichfield city. All sites should benefit from excellent public transport links to Lichfield city and should not prejudice further office development within other town centres, including those outside the district.

**Explanation**

**18.9** Lichfield city is the most sustainable settlement within the district and evidence shows it is the strategic centre within the district providing many functions for its residents and those from further afield. It has good accessibility by road, rail, bus and active travel methods and the largest population. The city centre is a dynamic environment and has been for centuries. The historic environment contributes to the tourist offer within the city centre which is vital to the visitor economy of the district and helps support the vitality and viability of the wide range of city centre services and facilities. Evidence shows there are many day visitors to Lichfield and there is a desire to encourage overnight stays. Investment in the city centre supports the preservation and enhancement of the historic environment and ensures its continued conservation.

**Introduction environment**

**18.10** The city benefits from a high quality environment, a wide range of attractive open green spaces and civic areas.

**Local Policy LC2: Lichfield 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. The historic environment contributes to the tourist offer 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 helps 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 local importance and provides a focus for the district and within the city. Views 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.

**Explanation**

**18.11** 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. Lichfield city conservation area has many Listed buildings within it. 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 which uses high quality or bespoke designs which adds to the appeal of the city will help it to thrive by meeting the consumers expectations and adapting to changing demands.

**18.12** 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 tranquility. 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.

**18.13** 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.

**18.14** The city provides an opportunity to educate the public through the provision of interpretation panels and access to local museums in this way it contributes to the cultural well-being of those who live, work and visit

**18.15** The green and blue infrastructure network enhances the quality of life, health and well-being of Lichfield district's residents, workers and visitors and the quality of the natural environment. 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.

### Introduction services and facilities

**18.16** Lichfield 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.

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

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 vibrant and important 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

**18.17** 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.

**18.18** 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 new provision. This scale and nature of provision will be based upon up-to-date evidence currently being gathered.

**18.19** 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 nature of the town centre. Support for events and festivals and related infrastructure that supports our Visitor Economy is essential.

### What you told us

**18.20** Support was given to sustaining and enhancing heritage assets and their settings. Support the taking forward of the existing policies however this should be reviewed if an increased risk or opportunity in respect of the centres and the historic environment is identified through the sustainability appraisal.

**18.21** The provision of secondary school places aligns with the existing local plan. Further additional capacity over that identified for the current local plan is unlikely to be achievable, however following the delivery of the primary schools associated with the strategic development allocations in the adopted local plan some capacity may be available for primary education.

**18.22** Insufficient priority has been given to the unique and special character of the heritage asset of Lichfield city centre. There is therefore an over-riding need to protect and enhance this character. Various examples of policies used elsewhere are provided and Lichfield Civic Society considers there is scope to strengthen the policies on conservation issues. The plan should define what precisely the heritage assets are, where they are, their character and then relate policies to these elements in order to ensure explicit requirements to preserve and enhance them. The council should consider the preparation of an area Action Plan or Supplementary Planning Document for Lichfield city centre.

## 19 Burntwood

### Introduction

**19.1** 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. Whilst rich in green infrastructure the settlement lacks essential physical infrastructure, there are no rail connections or a bus hub and poor unattractive provision means 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.

#### Our 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 chose 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.

Provision will be made for 840 dwellings, 438 through existing commitments and 400 allocated through the neighbourhood plan process.

### Introduction economy

**19.2** Burntwood town centre plays an important role in providing services and facilities that are important to the communities in and surrounding Burntwood.

#### Local policy B1: Burntwood economy

Support will be given to growth of the town centre in order to meet local needs. The town centre will be promoted as an area of increased and more diverse economic activity, to include; new retail, employment, leisure, residential, recreation, health, and educational resources. The district council will encourage new retail development comprising both comparison and convenience floorspace as well as leisure uses on the two key opportunity sites in order to, increase the attractiveness and market share of the centre to facilitate the delivery of a distinctive town centre.

The district council will be open to the consideration of temporary uses on development locations which have been vacant and remain vacant since the last plan period (local plan strategy 2008-2029). Temporary uses should provide community benefits and support the principles of business development that are articulated within Strategic Policy OEET1: Our employment and economic development.

The development and modernisation of established shops, facilities and services will be actively encouraged as a means of delivering an appropriate town centre.

The district council will encourage the replacement and improvement of existing built and transport infrastructure to enable the delivery of a connected and vibrant town centre.

Delivery of high quality public realm improvements will be supported. Investment in the creation of quality public realm improvements that provides pedestrian connectivity across the town centre boundary will be a priority to ensure that existing and new provision connects creating a legible vibrant centre which incorporate active public spaces.

To enable the delivery of a town centre that meets local needs the district council will work with a range of partners to influence and encourage public and private investment in Burntwood town centre.

Employment opportunities within the settlement of Burntwood will be maximised enabling Burntwood residents' further access to a range of local opportunities suitable to their skills and aspirations.

### Explanation

**19.3** The creation of a distinctive place which is able to serve the needs of those that live, work and visit Burntwood population has been a strategic priority supported by adopted planning policy over the last two plan periods. This has led to the original retail provision being complemented by large scale convenience shopping developments and recently by number of mix use applications which have secured approval, but have not yet implemented. During our former local plan period, the centre benefited from public realm and highway improvements.

**19.4** Despite recent developments increasing provision and market interest illustrated via planning submissions there still remains a large expanse of vacant undeveloped land. This has resulted in a disconnected centre that portrays poor image. This is perpetuated by the unattractive original centre which is not well connected to both recent developments and the communities it serves. The historic car based public realm improvements are now worn and outdated.

**19.5** Establishing a centre that is connected and is able to respond appropriately to the requirements identified within is important to ensure Burntwood residents do not need to travel to other centres within and outside the district.

### Introduction environment

**19.6** Burntwood benefits from a rich natural environment which is important both locally and nationally.



**Local Policy B2: 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 our strategic policy ONR2: Habitats and biodiversity and Strategic Policy ONR5: Historic and natural landscape.

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 will be focused within these areas, where appropriate.

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**

**19.7** 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. The connectivity mapping completed as part of the local plan review has identified the landscape around Burntwood as offering key opportunities for enhancement and network recovery.

**Introduction services and facilities**

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

**Local Policy B3: 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 Local Policy B1: Burntwood economy 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**

**19.9** The creation of an appropriate town centre in terms of provision and design is important and is supported within this policy and within our Local Policy B1: Burntwood economic policy.

**19.10** 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. It is important that this continues especially in light of the lack of delivered provision within the existing town centre.



**19.11** 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.

**19.12** Continued improvements to the existing infrastructure that enables the community of Burntwood to lead healthy lifestyles which also promote community cohesion is needed.

#### **What you told us**

**19.13** Representations received were concerned that redevelopment of the town centre is unlikely to provide all the amenities which a settlement the size of Burntwood requires and that the existing road network is deteriorating. There was also a desire to see the delivery of a coherent attractive town centre which is well connected and accessible. Access to open space and surrounding green environment is important to the community to maintain its health and well-being. Burntwood does not have the infrastructure and services to support the existing communities' daily needs and a poor road network results in high traffic flows at peak times, public transport has also deteriorated.

## 20 Larger service villages

### Alrewas

#### Introduction

**20.1** Alrewas is an historic compact settlement with the historic core of the village a designated conservation area. The conservation area encloses the full extent of the historic 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.

**20.2** The settlement has a significant role in the rural community within the district due to the range of services and facilities which serve residents and 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.

#### Our 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 and the negative impact of the A38, particularly in relation to severance 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.

#### Introduction services and facilities

**20.3** 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 development, enhancing the conservation area whilst also providing effective traffic management. The village will retain 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 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 best serve communities and meet identified current local need will be supported.

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

**20.4** 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. 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 progress.

**20.5** The strong built environment identity which Alrewas has needs to be protected and enhanced whilst retaining its own physical separation and identity from Fradley to the south whilst retaining social and community links.

### Introduction economy

**20.6** Alrewas plays an important role in the rural economy including a broader visitor economy role including canal tourism and the National Memorial Arboretum.

#### Local Policy A2: Alrewas economy

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.

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

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

**20.7** Existing employment areas located within the settlement boundary of Alrewas will continue to contribute to the employment provision within the district complementing provision elsewhere.

**20.8** 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 boundary. There are opportunities for improved links and benefits through local tourism and growth which should be explored and encouraged where appropriate without compromising the overall character of the village.

### What you told us

**20.9** The policies relating to Alrewas are new to the local plan review process, we did, however, receive general comments which focused on the potential to electrify the Lichfield to Derby railway line running north east of Lichfield Trent Valley station further strengthening the case for the A38 - Fradley and Alrewas corridor to become a strategic housing growth option. A number of respondents suggested that Alrewas could accommodate growth.

## Armitage with Handsacre

### Introduction

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

#### Our 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 of Armitage with Handsacre and those communities close to the settlement.

Community facilities and open space 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.

Provision will be made for 358 new dwellings, 208 through existing commitments and 150 to be allocated as part of the neighbourhood plan process

### Introduction Environment services and facilities

**20.11** The village plays an important role, providing a range of services and facilities that serve residents and smaller nearby rural communities. It is important that this role is protected and enhanced with services being able to adapt to changing needs where appropriate.

#### Local Policy AH1: Armitage with Handsacre environment, services and facilities

Armitage with Handsacre will continue to function as a rural centre, with a range of services and facilities to serve the settlement and surrounding area. 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 best serve communities and meet identified need will be supported.

Support will be given to initiatives that help the cohesiveness of the settlement including those that create high quality public spaces and focal points that promote social interaction. Opportunities to improve the quality of and access to open space and play provision will be supported.

Opportunities to deliver improvements to the Trent and Mersey 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 encouraged. Opportunities to enhance the setting of the Ancient Monument in order to enable it to make greater contribution to the character and distinctiveness of the settlement will be encouraged.

The Trent and Mersey canal which is a designated conservation area provides a logical boundary to the north of the existing settlement. This boundary will remain to preserve the setting of the heritage asset and to ensure that it can continue to play a significant role in the character and appearance of the settlement

### Explanation

**20.12** 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 interact.

**20.13** 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.

**20.14** 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 local plan strategy and beyond to services and facilities located in Rugeley. It also runs eastwards through Tuppenhurst and then onto Fradley Junction.

**20.15** Enhancements to enable this heritage asset 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 settlements and communities. Investment to improve it and make it a more desirable facility to use, would enable the asset to remain viable and benefit from enhancements.

**20.16** The scheduled Ancient Monument, 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.

### Introduction economy

**20.17** Within the settlement is an existing employment provision which forms part of the district's employment land portfolio.

**Local Policy AH2: Armitage with Handsacre economy**

Redevelopment and modernisation of existing employment provision within the settlement will be supported to ensure businesses are able to grow and adapt.

**Explanation**

**20.18** Existing employment areas located within the settlement boundary of Armitage and Handsacre will continue to contribute to the employment provision within the district. We know that employment growth will focus in existing employment areas particularly Burntwood, Lichfield and Fradley in our district. It is also important that we support investment and redevelopment of existing employment areas that are not identified for growth to ensure they remain viable and able to change and adapt if required.

**Fazeley****Introduction**

**20.19** 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.

**Our Vision for Fazeley**

The heritage of the settlement will be seen as an asset and integrated to 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 housing**

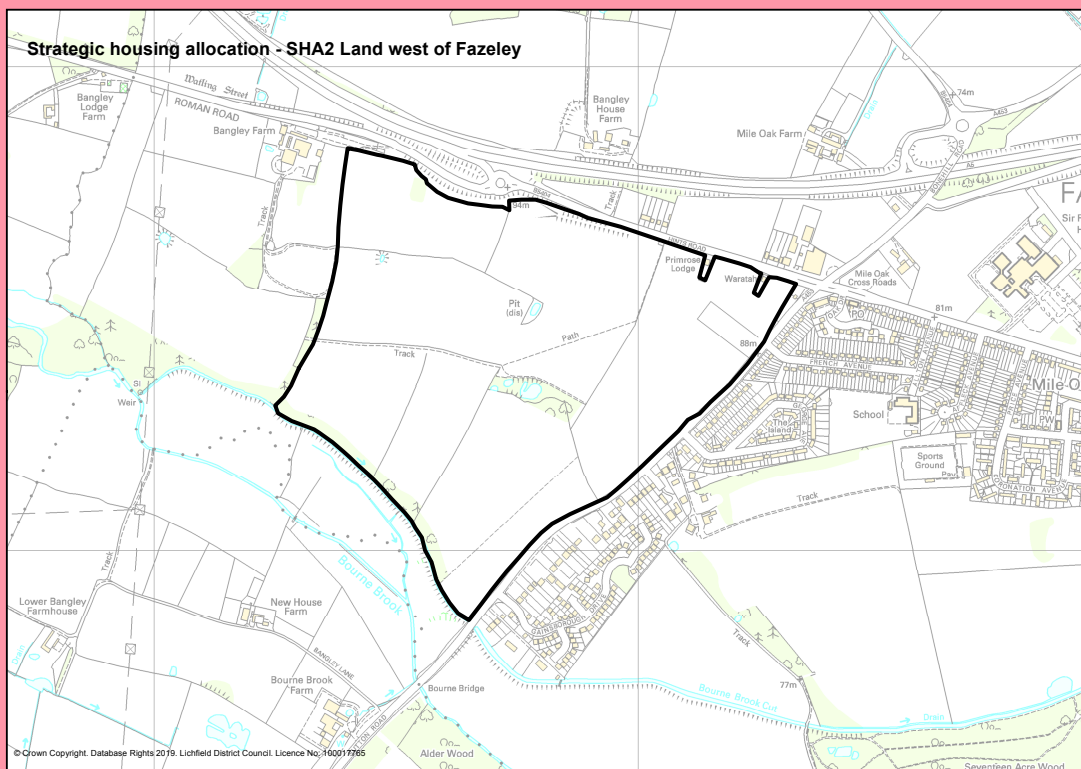
**20.20** The spatial strategy set out within this plan identifies a strategic housing growth location within the settlement of Fazeley

**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 masterplan for the site. The following points set out the key design principles and infrastructure requirements that should be addressed with the masterplan.

Picture 20.1



### 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;
- Provide details of how the development addresses climate change and can deliver a net zero development by 2050;
- 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;
- Integrated sustainable drainage;
- Indicates 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 ;
- 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, play spaces, in accordance with standards set out within the local plan review;

### Explanation

**20.21** We know that Fazeley, Mile Oak & Bonehill is struggling to provide a quality environment for its residents and lacks important services and facilities, particularly those related to health and well-being. The historic fabric of the settlement is still at risk despite the positive policies provided within our current local plan strategy. 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. We do not intend to stop supporting and encouraging development in the conservation area or within listed buildings and we understand the important role the historic environment can play in the character of a place and how development can sustain and enhance heritage assets. However, we consider that a greater level of growth, unconstrained by heritage requirements, is fundamental if we are to facilitate a step change in terms of access to homes, facilities and services for this community.

### Introduction environment

**20.22** 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.

**20.23** 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

**20.24** 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.

**20.25** 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.

**20.26** The settlement is impacted upon by flood plain and is susceptible in areas to ground water flooding.

#### **Introduction services and facilities**

**20.27** 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**

**20.28** 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. 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.

#### **Introduction economy**

**20.29** 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 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

**20.30** The settlement is a level 3 service centre, an expansion of services and facilities will support sustainable growth.

**20.31** Existing employment areas located within the settlement boundary of Fazeley will continue to contribute to the employment provision within the district.

**20.32** 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. 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 meet 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.

## What you told us

**20.33** The policies relating to Fazeley are new to the local plan review process, we have in previous consultations received general comments supporting development opportunities within the settlement.

## Fradley

### Introduction

**20.34** Fradley settlement currently 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 local plan strategy focused on bringing these elements together to create a cohesive connected settlement.

### Proposed Vision

Fradley will continue to grow, 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 able to 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 planned 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 enable the free flow of traffic.

Provision will be made for 1705 dwellings, 1205 through existing commitments and 500 as part of a strategic allocation located to the north and south of Hay End Lane

### Introduction housing

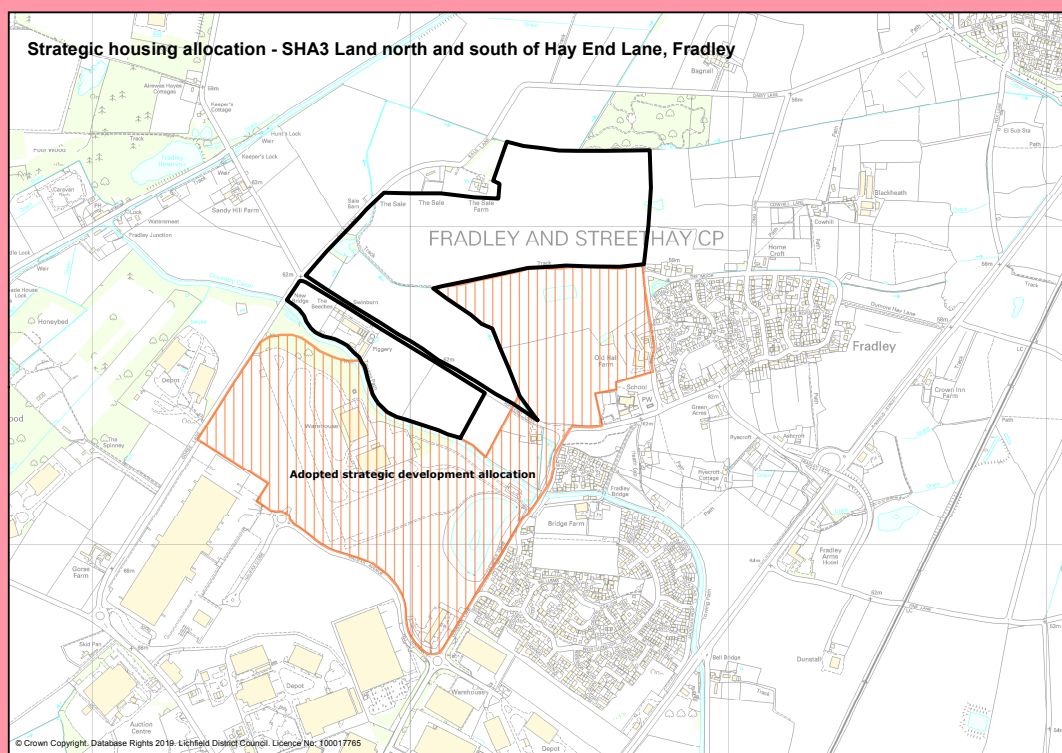
The spatial strategy set out within this plan identifies a strategic housing growth location within the settlement of Fradley.

### 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 in the right places. These requirements will be addressed through the production of a masterplan for the site. The following points set out the key design principles and infrastructure requirements that should be addressed within the masterplan.

Picture 20.2



### 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;
- Provide details of how the development addresses climate change and can deliver a net zero development by 2050;
- High quality design with the well-being of the ageing and less mobile population being addressed;
- Integration of the canal: 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;
- Indicates a new primary school on site;
- 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 sports pitches, play spaces, in accordance with standards set out within the local plan review.

#### Explanation

**20.35** Fradley has experienced significant growth over the 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.

#### Introduction environment

**20.36** 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

The impact of development on the natural and historic landscape surrounding the existing settlement will be understood with opportunities to enhance character encouraged. These requirements will be in line with the details in Natural and Historic Landscape policy.

Opportunities to deliver improvements to the canal conservation area in line with the conservation area management plan will be supported. New developments shall 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

**20.37** 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.

**20.38** 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. 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.

### Introduction services and facilities

**20.39** There are a number of services and facilities located across Fradley 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 the Strategic Policy OHSC1: Healthy and safe communities.

All options will be explored to ensure improvements to the junctions of Hillards 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 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

**20.40** 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.

**20.41** Fradley's close proximity to the A38, running to the east of the village, generates a range of opportunities in terms of providing convenient access to employment and service centres. We are currently completing, in partnership with the 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.

**20.42** We are still completing our Playing Pitch Strategy, but we are aware that the needs identified in the 2016 document have not been fully met and that future proposed growth will increase that need. Responding to sport and recreational need is seen as priority if we are able to appropriately address the health and well-being needs of Fradley's current and future residents. The detail of provision will be added to Fradley Services and Facilities policies once up-to-date assessments have been completed. This will ensure provision is focused and that it is also coordinated. The coordination of provision will enable facilities to be located in the most appropriate location for the whole community and ensure that an integrated, shared space approach is taken.

**20.43** We know that there are a number of services and facilities that are located across Fradley. Additional facilities will be delivered as part of the proposed growth. 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.

**20.44** 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.

**20.45** 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.

## Introduction economy

**20.46** Fradley has been a major focus for employment within the district with most of the businesses being within the storage and distribution sector.

### Local Policy FR3: 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 it maintains a positive link in a way relevant to local community will be supported. Support will be given to the location of a lorry park within or close to Fradley.



### Explanation

**20.47** Fradley 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. The current employment park has been successful, demonstrated by the number of businesses located here. 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 residential areas. 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.

### What you told us

**20.48** There has been overall support for further growth at Fradley from both the community and the development industry and the settlement being viewed as a level 3 larger service village. There was also the view that the settlement could sustain significant levels of growth. There were concerns that the settlement's role in providing employment provision had not been clearly identified. A number of developers promoted sites for housing growth, suggesting that community infrastructure can also be provided. Concerns around primary school provision was raised. Whilst it was consistently noted that the settlement falls outside the Green Belt, the settlement's location near to important sand and gravel resource areas likely to be subject to working was seen as a constraint. The location close to the A38 was seen as a positive but the importance of improvements to this element of infrastructure were also raised. In regard to employment provision the location of a lorry park in Fradley was raised as a need.

## Little Aston

### Introduction

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

#### Our Vision for Little Aston

Maintain the sustainability of the settlement by safeguarding the range of services and facilities available to meet local needs and assist in meeting the needs of climate change by providing a green corridor from Sutton Park to Cannock Chase.

Retain the unique character of the conservation area and deliver the objectives within the conservation area management plan.

### Introduction policy

**20.50** Settlement facilities 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. 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 have 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 through locally important views.

**Local Policy LA1: Little Aston environment, 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, reflected both in its high quality examples of housing, ranging from the predominant arts and crafts style of the 1920's through to the present day. Housing which is characterised as large detached properties sited in generously sized plots as well as its extensive tree canopy, tree cover and sylvan character of the 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**

**20.51** The policies are intended 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.

**20.52** To preserve or enhance the unique character and appearance of the conservation area. The area has a high quality landscape of heathland mix of landscaped secondary woodland with a conservation area of remnant parkland estate. The connectivity mapping completed as part of the local plan review 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.

**What you told us**

**20.53** The previous responses tell of residents that are proud of their community and have a strong sense of belonging with concern expressed that dependent upon the scale of growth this could be at risk. Little Aston should keep its individual identity and any new homes should be in keeping with their surroundings. It is a strategic gap and in the most sensitive green belt corridor in the housing market area. Concern was expressed at building in the Green Belt, especially if Fotherly were to link to Little Aston. Some comments suggested that the rail station is only used for commuting and there is no social or economic benefit to Little Aston. Need to be supportive of services such as a post office. The train or bus services are unable to be used by persons with disabilities. Little Aston does not have a pub, GP surgery and public transport is remote and not easily accessible. Railway parking is already difficult in Blake Street.

**Shenstone****Introduction**

**20.54** Shenstone is bounded to the west by the Cross City railway line, with the station bridge leading to an established industrial estate, a small amount of housing 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.

### Our Vision for Shenstone

Shenstone will remain a high quality living environment and the ambiance of the settlement will be maintained and enhanced. Key emphasis will focus upon good quality design in development, 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 a good level of 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 range 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 which addresses local need, whilst maintaining a self-contained community with clear physical boundaries.

Provision will be made for 153 new dwellings, 53 through existing commitments and 100 as part of the neighbourhood plan process.

### Introduction environment services and facilities

**20.55** 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 and facilities

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. 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**

**20.56** 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.

**20.57** 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.

**20.58** Shenstone is an 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.

**20.59** 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.

**Introduction economy**

**20.60** 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.

**Local Policy S2: Shenstone economy**

The importance of local employment within Shenstone will be recognised and initiatives to ensure provision is relevant to the local community will be supported.

**Explanation**

**20.61** 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.

**20.62** 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. 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 to the above factors, the settlement has a high proportion of larger family homes.

**20.63** 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.

#### What you told us

**20.64** The previous responses from residents indicate that people are proud of their community and have a strong sense of belonging, but they have concerns that growth could risk eroding this. There is a clear view that any housing need to be met by Lichfield district from the wider West Midlands housing market area needs to be fully justified and identified. There are concerns that existing public transport infrastructure will need investment and improvement if the settlement is to be significantly expanded. The importance of protecting open space for recreation and overall well-being was identified. Developers suggested development in the Green Belt adjacent to the settlement of Shenstone could be justified on the basis of exceptional circumstances.

### Whittington

#### Introduction

**20.65** Whittington is an historic village surrounded by Green Belt within an 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. The growth took place predominantly in the 20<sup>th</sup> century from the 1960s up to the 1980s. Whittington has strong links to adjacent rural settlement Fisherwick to the north east and Lichfield to the west.

#### Our 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 housing

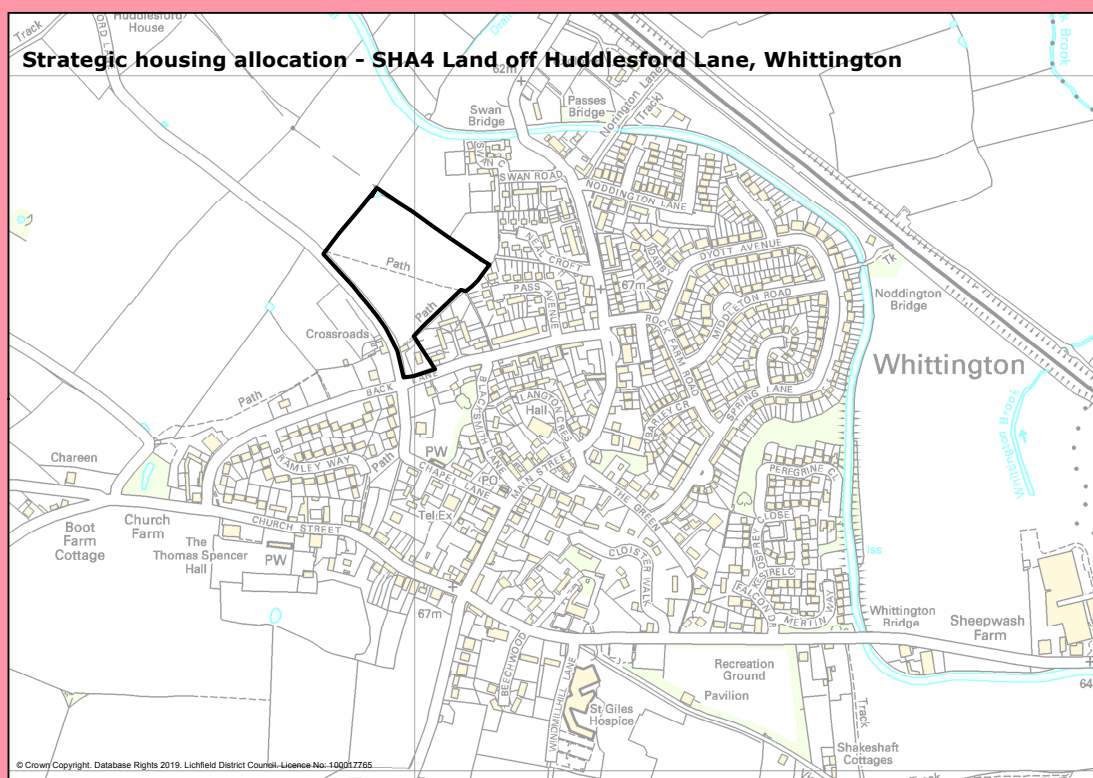
**20.66** The spatial strategy set out within this plan identifies a strategic housing growth location within the settlement of Whittington.

**Strategic Policy SHA4: Strategic housing allocation land off Huddlesford Lane**

The land off Huddlesford Lane 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 place. These requirements will be addressed through the production of a masterplan for the site. The following points set out the key design principles and infrastructure requirements that should be addressed within the masterplan;

Picture 20.3

**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;
- Provide details of how the development addresses climate change and can deliver a net zero development by 2050;
- 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;
- 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;
- Provision of neighbourhood centre and community hub: and
- Provision of a network of green space and delivery of sports pitches, play spaces, in accordance with standards set out within the local plan review.

### Explanation

**20.67** Whittington has experienced limited growth during the current 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 larger service village as identified within the settlement hierarchy.

### Introduction environment, services and facilities

**20.68** 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 and facilities

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 Play 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.

### Explanation

**20.69** 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.

### Introduction economy

**20.70** Whittington has an important local economy which provides an opportunity for the community.

#### Local Policy W2: Whittington economy

As a larger service village within the settlement hierarchy of the district which will serve the village and local rural communities. The loss of economic facilities which contribute to the sustainability of the settlement will be resisted unless an equivalent facilities 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

**20.71** Existing employment areas located within the settlement boundary of Whittington will continue to contribute to the employment provision within the district. Whilst it is acknowledged that employment growth will focus in existing established employment areas particularly Burntwood, Lichfield and Fradley in the district.

**20.72** 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 needs to continue in terms of the shared benefits from business, employment and social activities in the settlement.

### What you told us

**20.73** The policies for Whittington are new to the plan however previous consultations have suggested that the community is supportive of the review and its wider vision. It was suggested that community hospital facilities, general practitioners surgeries and day/residential should be expanded. There were concerns expressed that too much growth would compromise the settlement's level 3 status within the settlement hierarchy. However, other respondents suggested that exceptional circumstances for the release of Green Belt land to meet market and affordable needs could be justified.

## 21 Smaller service villages

### Hopwas

#### Our 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.

### Introduction economy

**21.1** Hopwas has limited employment opportunities within walking distance of the settlement.

#### 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 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 boundary.

### Explanation

**21.2** 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.

**21.3** 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.

## Introduction environment

**21.4** 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

**21.5** Hopwas Wood is ancient woodland as defined by Natural England consisting of ancient and seminatural 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.

**21.6** 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.

**21.7** 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.

## Introduction

**21.8** 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 facilities and services**

Support the retention and expansion of the existing range of facilities offered in Hopwas to help meet local needs and support the vitality of the Hopwas neighbourhood centre.

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**

**21.9** 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

**21.10** 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.

**21.11** The district council will seek to encourage and enhance existing sport and recreation facilities which will enable people to continue to be active.

**21.12 What you told us**

**21.13** The policies relating to Hopwas are new to the local plan review process, we have in previous consultations received general comments providing for support for development to be located within sustainable settlements. Only infill development should occur in Hopwas and coalescence with Tamworth should be completely avoided.

**Kings Bromley****Introduction****Our 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

The council will seek to protect mineral resources from development by preventing sterilisation.

### Introduction environment

#### Local Policy KB1: Kings Bromley environment

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

**21.14** 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.

**21.15** Access to open space and surrounding green environment can positively contribute to health and well-being.

**21.16** 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.

**21.17** 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.

### Introduction services and facilities

**21.18** There are a number of important services and facilities located within the settlement that 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

**21.19** 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.

**21.20** 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.

### What you told us

**21.21** The policies relating to Kings Bromley are new to the local plan review process, we have in previous consultations received general comments supporting development for a number of identified sites.

## Stonnall

### Our 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.

### Introduction economic

**21.22** 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**

**21.23** 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.

**21.24** 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.

**21.25** 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**

**21.26** Access to open space and other surrounding green infrastructure can positively contribute to health and well-being. The connectivity mapping completed as part of the local plan review identified the landscape around Stonnall as offering key opportunities for enhancement and re-creation of the former link between Sutton Park and Cannock Chase.

**21.27** 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.

**Introduction social**

**21.28** 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**

**21.29** 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.



**What you told us**

**21.30** The policies relating to Stonnall are new to the local plan review process. We have in previous consultations received a number of general comments about the settlement. Respondents are proud of their community and the strong sense of belonging should not be eroded by growth. The settlement should remain separate and within the Green Belt. The fields and footpaths surrounding the village and within the settlement should be protected as these add to the overall community well-being and should not be considered for development. Respondents suggested residential growth should be affordable or provide an opportunity for providing residential properties to enable older residents to downsize. Growth will need to be carefully managed as this could result in unsustainable commuting patterns. The neighbourhood plan was seen as an important document which should be taken into account and also identified several protected green spaces and areas of flood risk.

## 22 Smaller rural villages and our wider rural areas

### Introduction

**22.1** 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 OR1: Smaller rural villages and our 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.

In the smaller rural villages and wider rural areas provision will be made for 566 new dwellings, through existing commitments 366 and 200 as part of neighbourhood plan allocations.

### Explanation

**22.2** It is important that smaller rural communities are able to adapt to accommodate their future needs and to become more locally sustainable without compromising the character or appearance. 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.

## 23 Our next steps

### Our Next Steps

**23.1** It is important that we gain your feedback on the 'local plan review preferred options document'. Your comments will help us to prepare the next stage of the local plan review in the most effective and appropriate manner.

**23.2** The 'how can you get involved' section at the start of this document explains how you can submit your comments to us either online, via email or post.

**23.3** At the end of the consultation period, the council's Spatial Policy and Delivery Team will consider all the comments received together with evidence collected on issues relevant to the plan. The council will publish a report which summarise the comments received on this document.

**23.4** Please note any comments you make will be in the public domain and will be available for public scrutiny. All information will be held on a database and used to assist with the preparation of the local plan review, in accordance with the Data Protection Act 2018

## Appendix A Non Strategic Allocations (Existing and Proposed)

Table A.1

Site reference Lichfield: Housing land allocations	Site Name
L2	East of Lichfield (Streethay) strategic development allocations extension
L5	Land off Limburg Aveune and Sainte Foy Avenue
L6	St Chad's house, Cross Keys
L7	Former day nursery Scotch Orchard
L8	Former St Micheals playing field Deans Croft
L9	Land off Burton Road (east), Streethay
L10	Land off Burton Road (west), Streethay
L12	Land at St Johns hospital, Birmingham Road
L14	Former integra hepworth, Eastern Avenue
L16	Former Windmill public house, Grange Lane
L17	Land to the rear of the Greyhound public, Upper St John Street
L18	Land at Cross Keys (former what! store), Cross Keys
L19	Angel Croft Hotel, Beacon Street
L20	Land at the rosaries, Trent Valley Road
L21	Hawthorn house, Hawthorn Close
L23	land off Cherry Orchard
L24	Trent valley buffer depot, Burton Road, Streethay
L25	Land at 41 Cherry Orchard
L31	Land at Davidson Road
Site reference Burntwood: Housing land allocations	Site Name
B2	82-84 Queen Street
B3	Land at Maple close/Sycamore Road
B4	Land at Mount road/New Road
B5	Land rear of Chase Terrace primary school
B7	Land south of Cannock Road
B8	Cottage of Content public house, Queen Street

# Appendix A Non Strategic Allocations (Existing and Proposed)

Site reference Lichfield: Housing land allocations	Site Name
B10	Land off Milestone Way, Chasetown
B16	Coney lodge farm, Rugeley Road
B19	Corley Road, Boney Hay concrete works
B21	High Street, 144
Site reference North of Tamworth : Housing land allocations	Site Name
NT1	Land at Arkall farm, Ashby Road
NT2	Land north of Browns Lane, Tamworth
Site reference East of Rugeley : Housing land allocations	Site Name
R1	Former Rugeley power station
Site reference Fradley: Housing land allocations	Site Name
F1	Bridge farm, Fradley
Site reference Alrewas: Housing land allocations	Site Name
A2	Land north of Dark Lane, Alrewas
A3	Land at Bagnall lock, Kings Bromley Road, Alrewas
A4	The new lodge, Kings Bromley Road, Alrewas
Site reference Armitage with Handsacre: Housing land allocations	Site Name
AH1	Land adjacent to Haynes Meadow school, Armitage with Handsacre
Site reference Fazeley: Housing land allocations	Site Name
FZ2	Tolsons mill, Lichfield Street, Fazeley
FZ3	Land at 14 The Green, Bonehill
Site reference gypsy and traveller site allocations	Site Name
GT1	Land at Bonemill Road, Mile Oak
Site reference Shenstone: Housing land allocations	Site Name
S1	Land at Lynn lane, Shenstone

Site reference Lichfield: Housing land allocations	Site Name
<b>Site reference Whittington: Housing land allocations</b>	<b>Site Name</b>
W2	Former Whittington youth centre, Main Street, Whittington
W3	Land at Chapel lane Whittington
<b>Site reference Other Rural : Housing land allocations</b>	<b>Site Name</b>
HR1	Land at Uttoxeter Road, Hill Ridware
HR2	Land at School Lane, Hill Ridware
OR1	Packington hall, Tamworth Road
OR4	Derry farm, Birmingham Road
OR7	Land at Watery lane

## Appendix B Masterplan Guidelines

### Masterplan content

**B.1** Within our sustainable communities section there is a requirement for development to complete a masterplan. The following is a guide to the areas a masterplan could 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 restrain the speeds of vehicles to 20mph.
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.



## Glossary &amp; abbreviations

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 social rented and intermediate housing, provided to specified eligible households whose needs are not met by the market. Affordable housing should: <ul style="list-style-type: none"> <li>Meet the needs of eligible households including availability at a cost low enough for them to afford, determined with regard to local incomes and local house prices; and</li> <li>Include provision for the home to remain at an affordable price for future eligible households or, if these restrictions are lifted, for the subsidy to be recycled for alternative affordable housing provision.</li> </ul>
<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>Broad Development Location</b>		A broad development location is a broad area of search, within which, allocations for development will be considered through the Local Plan Allocations document.
<b>Brownfield Development or Sites (Previously Developed Land)</b>		Site available for re-use which has been previously developed, and is either abandoned or underused. The definition covers the curtilage of the development.
<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 units within a specific area.
<b>Green Belt (not to be confused with the term ‘greenfield’)</b>		<p>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:</p> <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 shop fronts, 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.

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>Issues, Options &amp; Preferred Options, Policy Directions and Shaping Our District</b>		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.
<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</b>		The plan for future development within Lichfield District up to 2029, drawn up by the local planning authority in consultation with communities and other bodies. The Local Plan when adopted forms the statutory plan for the District. The Lichfield District Local Plan will be divided into two documents; the Local Plan Strategy and the Local Plan Allocations.
<b>Local Plan Strategy</b>		This document. The local plan strategy contains the broad policy directions and long term strategy to manage development, infrastructure and services across the District. The strategy consists of strategic policies which set out how the strategy will be implemented and monitored. The Local Plan Strategy was adopted on 17 February 2015
<b>Local Plan Allocations</b>		Second part of the Lichfield District Local Plan which will contain policy based allocations to manage development within the District until 2029
<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>Local Transport Plan</b>	<b>LTP</b>	A five-year integrated transport strategy, prepared by local authorities in partnership with the community. The plan sets out the resources for delivery of the targets identified in the strategy.
<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
<b>Mitigation</b>		Measures to avoid, reduce or offset the significant adverse effects of an external factor e.g. Lessening the effects of climate change.
<b>National Forest</b>		A national project for woodland creation, tourism and economic revival.
<b>National Planning Policy Framework</b>	<b>NPPF</b>	Document containing all national planning policy published in March 2012. The National Planning Policy Framework replaced all previously issued Planning Policy Statements (PPS) and Planning Policy Guidance Notes (PPG).
<b>National Planning Practice Guidance</b>	<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.
<b>Natural assets</b>		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.
<b>Natural &amp; Semi-natural Greenspace</b>		Includes woodlands, wetlands, urban forestry, Local Geological Sites, scrub and grassland.
<b>Nature Reserves</b>		A protected area of wildlife or other geological interest. Can also be used to provide opportunity for special areas of research.
<b>Neighbourhood Centre</b>		An group of essential local services which may comprise a shop, post office, take away, health centre and a pharmacy. See also, local centre.
<b>Neighbourhood Plan</b>		An area based plan prepared by it's community as defined in the Neighbourhood Planning (General) Regulations 2012. Once 'made' a neighbourhood plan becomes part of the development plan for the area.
<b>Open Space</b>		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.
<b>Other Rural Settlements</b>		Smaller villages that do not have a good range of public services.
<b>Phasing</b>		Distinct stages of development implemented in a sequential manner appropriate to demand.
<b>Previously Developed Land</b>	<b>PDL</b>	Land which is currently or has in the past been occupied by a permanent structure and associated infrastructure.
<b>Policies Map</b>		A map of the District which shows planning policy designations spatially.
<b>Regeneration</b>		The economic, social and environmental renewal and improvement of rural and urban areas.
<b>Registered Provider</b>	<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.
<b>Regulated Energy</b>		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.
<b>Renewable Energy</b>		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.
<b>Retail Floorspace</b>		Total floor area of the property that is associated with all retail uses. Usually measured in square metres.
<b>Rural Housing Needs Survey</b>		Research to establish housing demand and the satisfaction of existing residents within the rural area.
<b>Scoping Report</b>		The first stage in the Sustainability Appraisal process.
<b>Section 106 Agreement</b>		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.
<b>Site of Biological Importance</b>	<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 well being of the County.
Strategic Centre		A local or town centre which provides a wide range of services and facilities such as shops, supermarkets, post office, banks, health centres etc.
Strategic Development Allocation	SDA	An area which has been identified and allocated for new development, which is significant to the spatial strategy as a whole. These allocations are usually complex, have long lead in times and can assist in the delivery of strategic infrastructure.
Strategic Flood Risk Assessment	SFRA	An assessment of the likelihood of flooding in a particular area so that development needs and mitigation measures can be carefully considered.
Strategic Housing Land Availability Assessment	SHLAA	An assessment of potential housing sites to inform the Core Strategy and subsequent allocations of land. The Strategic Housing Land Availability Assessment (SHLAA) which has been prepared in line with good practice guidance with the involvement of the development industry, local property agents and the local community, identifies the committed sites, additional urban capacity and a range of other sites that have been submitted for consideration. The SHLAA is not a policy document, but identifies the range of sites that are being given further consideration through the formulation of the Local Plan.
Strategic Housing Market Assessment	SHMA	An assessment of the estimated demand for market housing and need for affordable housing in a defined geographical area, in terms of distribution, house types and sizes and the specific requirements of particular groups and which considers future demographic trends.
Supplementary Planning Document	SPD	An SPD is a document that supports the Local Plan. It may cover a range of issues, thematic or site specific, and provides further detail of policies and proposals in a 'parent' Local Plan.
Supported Housing		A housing service aimed at helping people live more stable lives, including those who may have suffered from homelessness, addiction or other serious challenges to life.
Sustainability Appraisal	SA	An assessment to establish if the plan is promoting sustainable development. An assessment to comply with Section 39(2) of the Planning and Compulsory Purchase Act 2004 and further guidance, and the requirements for Strategic Environmental Assessment from European Directive 2001/42/EC
Sustainable 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

Term	Abbreviation	Meaning
		environment; the prudent use of natural resources; and maintenance of high and stable levels of economic growth and employment.
<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.