

**Rural Development
Supplementary Planning
Document (SPD)
Consultation Statement
December 2015**

**Rural Development Supplementary Planning Document
Town and Country Planning (Local Planning) (England) Regulations 2012
Consultation Statement in accordance with regulation 12(a)**

The Town and County Planning (Local Planning) regulations of 2012 stipulate in regulation 12(a) that before adoption of a supplementary planning document, the local planning authority must prepare a statement setting out:

- I. The persons that local planning authority consulted when preparing the supplementary planning document;
- II. A summary of the main issues raised by those persons, and;
- III. How those issues have been addressed in the supplementary planning document.

In accordance with that regulation 12(a) the persons and organisations listed in appendix A were consulted in preparing the Rural Development SPD.

Consultation on the draft SPD was carried out in accordance with the Town and Country Planning (Local Planning) (England) Regulations 2012 and the measures set out in the Council's adopted Statement of Community Involvement.

The document was made available for public inspection for a six week period between the 2nd July 2015 and the 13th August 2015. Copies of the draft SPD were available during normal office hours at the following location:

- Lichfield District Council Office, Frog Lane, Lichfield.

Copies were also available to view on the Council's website. Further information was available by contacting the Spatial Policy and Delivery Team or e mailing developmentplans@lichfield.gov.uk. Responses could be made via the development plans e mail at developmentplans@lichfieldddc.gov.uk and via the council's consultation system at <http://lichfeilddc-consult.limehouse.co.uk/portal> or sent in writing to Spatial Policy and Delivery Manager. It was made clear on all publications that the consultation ended on Thursday 13th August 2015, 5.00pm

The following measures were undertaken to inform persons of the draft SPD consultation and document availability:

- Notification e mails where sent to all individuals/organisations/bodies that the Council considered would be affected or interested in the SPD.
- A Press Notice was posted in a local paper
- A press release was issued
- The SPD and details of the consultation were posted on the Council's website.

Appendix B to this document sets out the responses received to the consultation and how the issues raised have been addressed in the SPD.

Appendix A

Persons Consulted on the Rural Development SPD

All consultation was via email through the Planning Consultation Portal

Persons Consulted	
SPECIFIC CONSULTATION BODIES	
<p>All Parish Councils within Lichfield District</p>	<p>People on the Consultation Portal list: over 2000</p>
<p>Parish Councils outside Lichfield District</p> <ul style="list-style-type: none"> • Abbots Bromley Parish Council • Blithfield Parish Council • Brereton & Ravenhill Parish Council • Coton in the Elms Parish Council • Hoar Cross Parish Council • Lullington Parish Council • Middleton Parish Council • Netherseal Parish Council • Newton Regis, Seckington & No Man's Heath PC • Norton Canes Parish Council • Overseal Parish Council • Rugeley Town Council • Shuttington Parish Council • Stowe by Chartley Parish Council • Walton on Trent Parish Council • Yoxall Parish Council 	<p>County Councils/Unitary Authorities</p> <ul style="list-style-type: none"> • Birmingham City Council • Derbyshire County Council • Leicestershire County Council • Staffordshire County Council • Stoke on Trent City Council • Walsall Metropolitan Borough Council • Warwickshire County Council
<p>Local Planning Authorities</p> <ul style="list-style-type: none"> • Cannock Chase Council • East Staffordshire Borough Council • Newcastle under Lyme Borough Council • North Warwickshire Borough Council • North West Leicestershire District Council • South Derbyshire District Council • South Staffordshire Council • Stafford Borough Council • Staffs Moorlands District Council • Tamworth Borough Council 	<p>National Organisations</p> <ul style="list-style-type: none"> • Arts Council • British Pipelines Agency • British Telecom Group • Canal & River Trust • Central Networks • Centro • Crown Estates • Council of British Archaeology • Defence Infrastructure Organisation • Design Council • Forestry Commission • Environment Agency • Health and Safety Executive • Heritage Lottery Fund • Highways Agency • Historic England - Birmingham Office • Home Builders Federation • Inland Waterways Association (Lichfield Branch) • National Federation of Gypsy Liaison Groups

Schools

- Chase Terrace Primary School
- Chase Terrace Technical College
- Hayes Meadow County Primary School
- Holly Grove Primary School
- John Taylor High School
- Little Aston Primary School
- Nether Stowe School
- Rawlett High School
- Saxon Hill School
- St. Stephens Primary School
- The Friary High School

- National Grid (Gas)
- National Grid Plant Protection
- National Trust
- Natural England
- Network Rail
- Office of Rail Regulation
- Royal Mail Group c/o DTZ
- Severn Trent Water Ltd
- Sport England
- Sport England West Midlands
- The Coal Authority
- Western Power Distribution

Other consultee groups/organisations

- Aldi Stores Ltd
- Alpha Project Management Ltd
- Alrewas Civic Society
- Alrewas Conservation Group
- Arts Foundation for Lichfield
- Ashfield Land Ltd
- Aspen Retirement Group
- AVK Motorsport Ltd
- Barton Willmore
- Barwood Strategic Land II LLP
- Beacon Street Area Residents' Association
- Beautiful Gardens
- BNP Paribas Real Estate UK
- Booth Trustees
- Borrowcop & District Residents' Association
- Borrowcop Management Consulting Ltd
- Bradshaw Bros. Ltd.
- Broome Manor Limited
- Building Research Establishment
- Burntwood Action Group
- Burntwood and Hammerwich Action Group
- Burntwood Business Community
- Burntwood Live at Home Scheme
- CALA Homes (Mids)
- Campaign for Real Ale Limited

- McClean Family Pension Fund
- Mease Valley Group
- Midland Co-op
- Miller Homes Ltd - East Midlands Region
- National Memorial Arboretum
- NAYC (Whitemoor Haye)
- NFGLG
- NFU Mutual Office
- NHS Cannock Chase Clinical Commissioning Group
- NHS Property Services Ltd
- NHS South East Staffordshire & Seisdon Peninsula CCG
- Objective Corporation
- Open Spaces Society
- OPT
- Orbit Housing Association
- Overbury
- Pall Mall Investments Ltd
- Palletways UK Ltd
- Paradise Found
- Parkridge Homes
- Partner Construction Ltd
- PDSA
- Persimmon Homes (West Midlands) Ltd
- Persimmon Homes Ltd
- Peter Roberts
- Pipe Green Trust
- Planning and Design Practice
- Planware Limited
- ProLogis
- Radleigh Homes

- Campaign to Protect Rural England - Staffordshire District Group
- Cannock Chase AONB Joint Committee
- Cannock Chase AONB Unit
- Carillion Developments
- Carnegie UK Trust
- CBI West Midlands Region
- Central Garage
- Central Rivers Initiative
- Chartre Associates Limited
- Chase & Partners
- Chasetown Preservation Group
- Chasewater Wildlife Group
- Christchurch Primary School
- Church Commissioners
- Civic Society
- Clifton Campville Millenium Green Trust
- Clinical Commissioning Group, NHS England
- Coltman Precast Concrete Ltd
- Country Land & Business Association Ltd
- CPBigwood
- CT Planning
- Curborough Consortium (RPS)
- Cycling Club Giro
- Data Identic Ltd
- David Wilson Estates
- Davy Developments Ltd
- Deloitte LLP
- Deltabridge Investments
- Derbyshire Gypsy Liaison Group
- Development Securities (Lichfield) Ltd
- Dorsman Estates Ltd
- Drayton Manor Park
- Eden Wood Limited
- Elford Homes Ltd
- Entec UK Ltd
- Envirowatch UK
- F W Ridout & Co
- Field Hamlin
- Fields In Trust
- Ramblers Association
- RCA Regeneration Limited
- Redrow Homes (Midlands) Ltd
- Represented by Star Planning
- Retirement Housing Group
- Revelan
- Revelan Group Plc
- Richborough Estates Ltd
- Ridware History Society
- Rob Duncan Planning Consultancy
- ROM Ltd
- Rowe & Sons
- Royal Institute of British Architects Client Services
- Royal Sutton Cycling Club
- RSPB Midlands Regional Office
- Rugeley Power Ltd
- S Harrison Developments Ltd
- Sainsbury's Supermarkets Limited
- Salton Europe Ltd
- Satnam Planning Services Ltd
- Savills
- Shenstone & District Car Club - Curborough
- Shipley Estates Limited
- Skills Funding Agency
- Smiths Gore ATE Wales
- Soleco UK Limited
- South Lichfield Residents Group
- South Staffordshire Mental Health Network
- South Staffordshire Water Plc
- Spire Healthcare Limited
- Sport Across Staffordshire & Stoke on Trent
- SSLEP
- St Giles Hospice
- St John's Church Shenstone & St Peter's Church Stonnall
- St Martins Property Investments Ltd
- St Pauls Res. & Commercial Property

- Fine Thompson Ltd
- First City
- Forest of Mercia
- Fosse Way Investments Limited
- Fradley Against Curborough Town
- Fradley Park Developments Ltd
- Fradley Village Hall Management Committee
- Fradley West Consortium
- Friend Associates
- Friends of Hopwas Wood
- Fulfen Primary School
- Future Energy Solutions
- GABEM (504225) Ltd
- GBSLEP
- GKN Group Services Limited
- Gladman Developments
- Gleeson Stategic Land
- Global Mapping Ltd
- Gregory Gray Associates
- Grosvenor Gospel Hall Trust
- Hammerwich Environment Group
- Hodgetts Estates
- Homes and Community Agency
- Hopwas Methodist Church
- Howkins and Harrison
- HS2 Ltd
- HSBC Bank PLC
- HSI UK Active Fund
- IGM Projects Ltd
- Infrastructure Planning & Design Limited
- Instaffs (UK) Ltd
- Institute of Directors
- International Power Plc
- J S Bloor (Services) Ltd
- J T Leavesley Ltd
- J.A. Nichols
- Johnson Fellows
- JPE Holdings Ltd
- JVH Town Planning Consultants Ltd
- St. Matthews Hospital Cricket Club
- Staffordshire Fire & Rescue Service HQ
- Staffordshire Gardens & Parks Trust
- Staffordshire Police - Trent Valley Division
- Staffordshire Police Partnership
- Staffordshire University Lichfield Centre
- Staffordshire Wildlife Trust
- Stewart Ross Associates
- Stoford Developments Ltd
- Streethay Against Development
- Sustrans
- Tamworth North Consortium/Walton Homes
- Taylor Wimpey UK Limited
- The Ancient Tree Forum
- The Association of Inland Navigation Authorities
- The Co-operative Group
- The Crown Estate
- The Landor Society of Rugeley
- The Meynell & South Staffs Hunt
- The National Forest Company
- The Ramblers Association - Staffordshire Area
- The Theatres Trust
- The Tree Council (UK)
- The Trent Valley Bowls Club
- Thomas Eggar
- Thomas Vale Construction
- Trustees of St. John's Hospital
- Village Retail Services Association
- W M Morrison Supermarkets
- Waitrose Ltd
- Walton Homes Limited
- Waterloo Housing Association Ltd
- West Midlands HARP Planning Consortium

- K B Jackson & Son (Midlands) Ltd
- Kenton Manor
- Kingfisher Holiday Park
- Kingswood Homes
- Lafarge Aggregates Ltd
- Lambert Smith Hampton
- LCP
- Leavesley Group
- Leomansley Area Residents Association
- Lichfield & District Council Voluntary Services
- Lichfield & District Cycle Forum
- Lichfield & Hatherton Canals Restoration Trust
- Lichfield & Tamworth Chamber of Commerce & Industry
- Lichfield & Tamworth Liberal Democrats
- Lichfield Alliance
- Lichfield Aspergers Parent Support Group
- Lichfield Cathedral
- Lichfield Civic Society
- Lichfield Cricket and Hockey Club and affiliate clubs
- Lichfield Cruising Club 2000 Ltd
- Lichfield Islamic Cultural Society
- Lichfield Rail Promotion Group
- Lichfield Skatepark Association
- Lingfield Assets LLP
- Lingfield Plc (Harris Lamb)
- Lingfield Securities plc
- Lioncourt Homes Ltd
- Little Aston Community Association
- London & Cambridge Properties Ltd
- London Midland
- Loxton Developments
- Lyalvale Express Ltd
- MADE
- West Midlands RSL Planning Consortium
- West Midlands, NHS Property Services Ltd
- Wilson Bowden Developments Ltd
- Woodland Trust

- Make it Stoke on Trent & Staffordshire
- Maples Hayes Trust
- Marine Fabrications Ltd
- Marrons

As part of the consultation 1396 members of the public were consulted. Details can be provided on request.

Appendix B

Appendix A

Rural Development Supplementary Planning Document July 2015 – Summary of Representations

Name	Summary of the Main Issues	How those issues have been addressed
Alrewas Parish Council	<p>No specific comments to raise on the individual sections.</p> <p>Executive Summaries should be a key part of these documents providing a clear guide to the reader but we consider that the Executive Summaries, where they exist, are not in fact Executive Summaries and need to be improved considerably.</p>	This SPD contains an executive summary which is deemed appropriate. No changes proposed.
Burntwood Town Council	No objection as long as the policy improves the level of design and consistency of planning applications.	No action required.
Cannock Chase AONB Unit	<p>That the AONB Management Plan (2014 -19) is referred to as policy context in each of the SPDs at the appropriate point(s).</p> <p>That the AONB Partnership is listed in the “Further contacts” sections of each of the SPDs - Cannock Chase AONB Unit, Stafford Borough Council, Civic Centre, Riverside, Stafford ST16 3AQ Tel: 01785 619185 Email: cannockchase@staffordshire.gov.uk</p> <p>The AONB should be referred to in the introduction and in the policy context (1.11) the Local Plan Policy NR5 (and the saved policy NA1) should be included alongside those relating to the SACs. (However the later reference to the AONB at 4.24 is welcomed).</p>	<p>Add NR5: Natural and Historic Landscapes to the bullet list of policies in para 1.11.</p> <p>The AONB Management Plan (2014-19) is referenced in the Local Evidence Base in the Local Plan Strategy NR5 and saved policy NA1 is referred to in section 1.16 of the SPD which lists the ‘saved’ policies from the 1998 Lichfield District Local Plan. No changes proposed.</p>

<p>Brooke Smith Planning Agent on behalf of Flatagent Ltd</p>	<p>Specific reference should be made to Fazeley accommodating the largest proportion of all the key rural settlements and for it to accommodate a minimum of 280-350 units.</p> <p>Para 2.2 should include reference to employment opportunities.</p> <p>The SPD and Land Allocations DPD should not restrict development in sustainable settlements without a Neighbourhood Plan in preference for less sustainable settlements that do have Neighbourhood Plans.</p> <p>The SPD should account for the consideration of the need for the proportion of housing need arising in Birmingham which will need to be accommodated in Lichfield District.</p> <p>Reference should be made to affordable housing being provided in line with policy unless a viability assessment demonstrates to the contrary.</p>	<p>This information is within the Local Plan Strategy and there is no benefit in duplicating this information. There will be adequate opportunity for this to be discussed within the Land Allocations DPD.</p> <p>Comments in relation to Para 2.2 comments are noted, no changes proposed.</p> <p>It is not the role of the SPD to make allocations, this matter will be addressed in the Site Allocations DPD.</p> <p>The Local Plan Strategy makes adequate provision to address any cross boundary issues. Provision of affordable housing will be in accordance with the thresholds contained within the submitted Local Plan Strategy which is the latest evidence which has been subject to independent examination and an amendment is proposed to para 2.13.</p> <p>Policy H2: provision of Affordable Homes, paragraph 8.16 of the Local Plan Strategy (last sentence) addresses this. No changes to the SPD are proposed.</p>
<p>Framptons on behalf of Deanslade Park Consortium</p>	<p>The Deanslade Park Consortium has no comments to make in relation to this consultation.</p>	<p>Noted.</p>
<p>Harris Lamb on behalf of Davy Developments</p>	<p>We support the statement in paragraph 2.4 of the document that new rural housing will also be directed mainly towards the existing rural settlements including Shenstone. We also fully support the protection and enhancement of local facilities and services in the rural area (as set out in section 3 of the document). However, we consider that the document's Executive</p>	<p>Comments are noted. The SPD offers guidance and interpretation of the Local Plan policies, not any Neighbourhood Plan policies, however a Neighbourhood Planning Authority could reference the SPD in their Neighbourhood Plan if they wished. Neighbourhood Plans are required to meet the 'basic conditions' and one of these is to be in general conformity with the strategic</p>

	Summary and Introduction should clearly state that neighbourhood plans must accord with the existing district – wide planning policy framework, and the new SPD.	policies contained in the development plan. No changes are proposed.
Health and Safety Executive	We have concluded that we have no representation to make at this stage of your local planning process. This is because there is insufficient information in the consultation document on the location and use class of sites that could be developed. In the absence of this information, the HSE is unable to give advice regarding the compatibility of future developments within the consultation zones of major hazard installations and MAHPs located in the area of your local plan.	The SPD does not allocate or identify any sites for development. Comments are noted and no changes proposed.
Historic England	Encourage a reference to heritage tourism and its value within Section 4 of the document, which refers to tourism. Paragraph 4.13 could include a reference to the importance of considering the impact to the historic environment and a link to Lichfield’s evidence on historic farmsteads. Support the inclusion of paragraph 5.13, bullet point on the historic environment and add reference to the Historic Environment Record. Para 5.13, bullet 3 include a reference to the need for appropriate design principles that are sensitive to the historic environment and link for more details to the Historic Environment SPD. Include reference to the historic environment within Appendix B paragraph 3.26 relating to the setting of heritage assets. Support the inclusion of paragraphs 4.5 and 4.6.	Section 4 – No objection, reference can be added to the introductory paragraph. Add reference to evidence on historic farmsteads to para 4.15. 5.13 – No objection, change proposed. Appendix B, para 3.26 No objection, change proposed. 4.5 and 4.6 – noted.

Natural England	No comments	No changes proposed
Network Rail	No comments	No changes proposed
National Farmers Union	<p>SPD should promote growth in more traditional sectors of agriculture as well as supporting diversification.</p> <p>Housing Chapter- a cautious approach should be taken to the allocation of sites for residential development in proximity to an existing livestock unit as there is considerable potential for an impact upon the operation of the existing business.</p> <p>Rural Economy and Tourism chapter- Support for agricultural development should be more stridently expressed.</p> <p>-request more information on appropriate locations and support for a range of on farm renewable projects.</p> <p>Appendix A- Provision of new housing for those employed in agriculture and rural businesses is key to the development of a vibrant and economically sustainable rural economy. The current shortfall of rural housing and the large gap between rural earnings and average house prices makes it increasingly difficult for rural people to stay in their local area and contribute to the community and economy.</p> <p>When new dwellings are constructed for farm businesses it is important that they are large enough to cope with the many demands of the farm business, together with the needs of a farming family and be flexible enough to accommodate families at a range of life stages.</p>	<p>Policy NR1 of the Local Plan Strategy supports proposals which assist in delivering diverse and sustainable farming enterprises and is referred to in para 4.13 of the SPD. However an additional sentence to para 4.1 is proposed to recognise the significance farming still has in the rural areas. Sentence to be inserted after tourism.</p> <p>‘Agriculture delivers real growth to the rural areas’</p> <p>Housing chapter – comments are noted. No specific allocations are made within the document and Policy CP3 of the Local Plan Strategy protects the amenity of our existing and future residents.</p> <p>Rural Economy and Tourism – an addition has been made to para 4.1. Further guidance than is available in para 4.14 on renewables is difficult to add due to the changing nature of renewables technology and the need to consider proposals on a site specific basis. Further information is available in the Sustainable Design SPD, although this is not specific to agricultural buildings.</p> <p>Appendix A – para 7.2 refers to the size of the dwelling being appropriate to the size of the particular holding or enterprise rather than the owner or occupier, however the standard condition includes reference to ‘any resident dependants’ This matter should be considered for each individual case. No change proposed.</p> <p>Appendix B – comments noted.</p>

	<p>Appendix B- welcome the policy that encourages the re-use of rural buildings, Barns and rural buildings are a valued feature of the Staffordshire landscape, however if they are to remain they must be maintained otherwise they will fall into disrepair and disappear from the landscape. In many cases securing a sensitive residential development secures on-going maintenance for the building which would be unaffordable to many farming businesses. The new permitted development rights for these buildings can play an important role in delivering additional rural housing.</p> <p>SPD should address the impact of HS2 on farming enterprises in the District.</p>	<p>HS2 – due to the need to consider the impacts upon individual property this is not a matter for the SPD and the Council is supporting our farming businesses as appropriate.</p>
Office of the Rail Regulator	No comments	No changes proposed
Staffordshire County Council	<p>Support the preparation of the SPD.</p> <p>Chapter 2 consider broadening the definition of 'local'</p> <p>Para 5.13 add reference to the Historic Environment Record</p> <p>Appendix B1 include reference to the Staffordshire Historic Farmsteads Study</p> <p>Para 1.2 should include reference to species protection as bat roosts are common in rural buildings</p> <p>Section 1.6-1.8 should include specific reference to the NPPF provisions regarding biodiversity.</p> <p>Section 2.6 could refer to protection to biodiversity in design of converted/replacement buildings.</p> <p>Appendix B.4 is appropriate.</p>	<p>Noted.</p> <p>Change proposed to first bullet point to bring it into line with the Local Letting Scheme 'or have been resident in the village and have done so for at least 6 months out of the last 12months or for not less than 3 years out of the last 5 years'</p> <p>5.13 – No objection, change proposed.</p> <p>Add reference to Appendix B1 para 4.5.</p> <p>Para 1.2 no objection, changes proposed.</p> <p>1.6-1.8 No specific reference is made to all sections of the NPPF, para 1.6 states this is only where they are not within the Local Plan Strategy. No changes proposed.</p> <p>Section 2.6 The list of bullets is very generic and the suggested change is too specific. Biodiversity in relation to the design of converted/replacement buildings is addressed at</p>

	<p>Appendix B para 4.8 add 'All major proposals over 1 hectare within flood zone 1 also require a Flood Risk assessment to assess the pluvial and drainage consideration'</p> <p>Welcome comments on Appendix B 4.13 regarding prior approval.</p> <p>Welcome Appendix B para 5.3, add 'based on sustainable drainage principles' to bullet 5.</p>	<p>specific sections in the SPD and through the Biodiversity and Development SPD and the policies within the Local Plan. No change proposed.</p> <p>Appendix B – noted.</p> <p>Appendix B para 4.8 comments added.</p> <p>Comments noted. B 4.13</p> <p>Appendix B 5.3 comments added to bullet 5.</p>
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