

**Sustainable Design
Supplementary Planning
Document (SPD)
Consultation Statement
December 2015**

**Sustainable Design 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 Sustainable Design 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 Sustainable Design 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 B

Sustainable Design Supplementary Guidance Consultation Summary Table

Organisation	Comment	Action
Staffordshire County Council	<p>Ecology</p> <p>The green Infrastructure section of the SPD appears to have a strong emphasis on trees and overlap with the Trees, Landscape and Development SPD. Other elements of Green Infrastructure should be given equal prominence.</p>	<p>Duly noted. Whilst trees are covered, other elements of GI are identified in para 3.5 of the SPD.</p> <p>Recommendation No amendment.</p>
Staffordshire County Council	<p>Ecology</p> <p>NPPF considers biodiversity as an element of Sustainable Development. Suggest inclusion within Sustainability Checklist of biodiversity related tests</p> <ul style="list-style-type: none"> • Has the development taken account of significant and protected species and their habitats? • Has the development incorporated features for support of biodiversity such as native species in landscape planting, nest boxes and other features that support wildlife species? 	<p>Duly noted.</p> <p>Recommendation Additions to be included within Sustainability Checklist. Also, amend Appendix B para 1-4 to include appropriate Local Plan Strategy Policy reference.</p>
Staffordshire County Council	<p>Historic Environment</p> <p>Sustainable design must be based on an understanding of the environment and landscape into which development is being located. Only through understanding the cultural and natural heritage of a landscape can the design of a building or a residential development be considered sustainable in environmental terms as identified in the NPPF.</p>	<p>Duly noted.</p> <p>Recommendation In response to this representation and that made by Historic England a para will be added between 3.54 and 3.55 expressing the comments made and also including a cross reference to the Historic Environment SPD.</p>
Staffordshire County Council	<p>Historic Environment</p> <p>Proposed amendment to Sustainability Checklist.</p> <p>Does the project preserve or enhance a building or landscape of value to the local community?</p>	<p>Duly noted.</p> <p>Recommendation Changes to be included within Sustainability Checklist. Also amend Appendix B para 1-4 to include appropriate Local Plan Strategy Policy reference.</p>

Staffordshire County Council	<p>Historic Environment Proposed additional questions to the Sustainability Checklist.</p> <ul style="list-style-type: none"> • Does the development lie adjacent to or within a significant heritage asset (i.e. Conservation Area, registered Park, Listed Building, Scheduled Monument, historic landscape). • Where appropriate, has the development considered the historic context of the scheme during the design process including layout, design, massing, use/reuse of material, planting and screening, landscaping etc.? 	<p>Duly noted.</p> <p>Recommendation Additions to be included within Sustainability Checklist. Also amend Appendix B para 1-4 to include appropriate Local Plan Strategy Policy reference.</p>
Staffordshire County Council	<p>Climate Change Green infrastructure and Green Space are very strong, recognising the value of an environmental value provided in Green Infrastructure</p>	<p>Duly noted.</p> <p>Recommendation No amendment.</p>
Staffordshire County Council	<p>Climate Change We would suggest consideration be given to tree planting near road networks in association with flood prevention and road safety.</p>	<p>Duly noted.</p> <p>Recommendation Comment for consideration as part of the Trees, Landscape & Development SPD.</p>
Staffordshire County Council	<p>It is noted Appendix B is referred to as Appendix 2 in the text</p>	<p>Duly noted.</p> <p>Recommendation Amend text to ensure consistency.</p>
Staffordshire County Council	<p>Climate Change Section 4.19 identifies the factors that need to be considered as part of a Sustainability Checklist. Under sections 4.5 to 4.8 however there is clear provision that certain energy related standards should be met through a combination of BREEAM, Co2 emissions, energy usages etc. If standards like these are being enforced through other policies or codes, they need to be consistently applied with high standards. Our suggestion would be that most if not all elements of the Sustainability Checklist must be fulfilled in order to comply, especially in relation to renewables.</p>	<p>Duly noted.</p> <p>We will consistently apply the Sustainability Checklist through the Development Management process to take account of all relevant issues.</p> <p>Recommendation No amendment</p>
Staffordshire County Council	<p>Waste (Minimisation) In relation to waste and recycling there is no real mention other than a token reference to Waste Minimisation under section 2.24. Similarly, there is reference to “Waste Recycling” in the Sustainability Checklist regarding provision of facilities to accommodate receptacles etc, but nothing to suggest this is to be enforced or reference elsewhere. It would be beneficial to include more content on this matter for clarity.</p>	<p>Duly noted.</p> <p>Local Plan Strategy Core Policy 3: Delivering Sustainable Development provides policy guidance in regard to waste as well as Policy BE1: High Quality Development. Further Details are also</p>

		<p>provided within the explanation text para 5.6 to 5.10 of the Local Plan Strategy. Parap 5.10 states “With regard to waste management the District Council also supports the Waste Hierarchy approach as advocated by the Waste Authority: Staffordshire County Council. This approach is fundamental to the Staffordshire and Stoke–on-Trent Waste Local Plan 2010-2026.</p> <p>Recommendation Add a reference in the SPD to the above.</p>
Staffordshire County Council	<p>Waste (Minimisation) Similarly, information about targets around waste minimisation and recycling. References to making best efforts where reasonable to use recycled material during construction is again very loose.</p>	<p>Duly noted. Local Plan Strategy Core Policy 3: Delivering Sustainable Development provides policy guidance in regard to waste as well as Policy BE1: High Quality Development. Further Details are also provided within the explanation text para 5.6 to 5.10 of the Local Plan Strategy</p> <p>Recommendation Add a reference in the SPD to the above.</p>
Staffordshire County Council	<p>Renewables/Technology Some of the language used in the SPD on renewables is weak. Such as implementation “where possible” and “the council expects some developments, where appropriate”. The terminology gives opportunity for renewable technologies/efficiency measures not to be included by developer.</p> <p>For consistency, we would suggest the position needs to remain strong to ensure developer are delivering against renewable/efficiency targets.</p>	<p>Noted. In para 4.4 of the SPD it states “<i>The council expects standards for some developments where appropriate to go beyond the minimum standards set out in the Buildings Regulations, where this is economically viable and achievable</i>”. This sentence along with the Local Plan Strategy Policy SC2 provides for a presumption in favour of sustainable development outlined within the NPPF.</p> <p>Recommendation</p>

		No amendment
Staffordshire County Council	Zero Carbon Homes Government announced this has been scrapped, obviously we would still like to see developer deliver against this; is this to be upheld as a requirements	Duly Noted Between preparation of and consultation on the SPD, government guidance has been changed. Recommendation The SPD will be amended to reflect this situation. Future planning applications will be determined in line with relevant policy and guidance at the time of submission.
Staffordshire County Council	Sustainable Urban Drainage (SuDs) Welcome the inclusion of SuDs into section 1.2 as part of the overall thrust for sustainable development	Duly noted. Recommendation No amendment
Staffordshire County Council	Sustainable Urban Drainage Welcome the section on 3.39 Sustainable Water Management, and the list of SuDs components that could be utilised within a development proposal.	Duly noted Recommendation No amendment
Staffordshire County Council	Sustainable Urban Drainage LDC may wish to make reference to the SCC Local Standards and the Shropshire & Staffordshire Suds Handbook (date of publication TBC) – if the SPD is deemed a ‘living document’.	Duly noted. Recommendation Include reference to SCC Local Standards and Shropshire & Staffordshire SuDs handbook.
Staffordshire County Council	Sustainable Urban Drainage The SPD may wish to consider the need for future maintenance in perpetuity for the lifetime of the development.	Duly noted. Recommendation Cross reference will be made to the Developer Contributions SDP.
Staffordshire County Council	Sustainable Urban Drainage Section 3.42 may wish to strengthen the wording to remove the word ‘Ideally’ from the sentence “Ideally, the system should utilise a management train and should achieve equal standing in all of these areas”. This would provide ourselves (SCC) as Lead Local Flood Authority a suitable ‘policy hook’.	Duly noted. The following sentence within para 3.42 of the SPD states “ <i>However, specific site considerations may mean that a balance of benefits is not always achieved</i> ”. Within this context ‘ideally’ reflects further the need to take each site on an individual basis.

		<p>Recommendation No amendment to Section 3.42.</p> <p>It is however recommended that further reference is made to the SCC Local Standards and the Shropshire & Staffordshire SuDs Handbook to provide further guidance.</p>
Staffordshire County Council	<p>Sustainable Urban Drainage Welcome the reference to blue-green infrastructure with section 3.5 and the multi – purpose spaces that could be used for amenity, water management and flood reduction within open space.</p>	<p>Duly noted Recommendation No amendment.</p>
Staffordshire County Council	<p>Sustainable Urban Drainage In sections 3.19-3.20 Flood Reduction – refers to green infrastructure and LDC may wish to include permeable surfacing within this section to help lessen areas of hardstanding.</p>	<p>Duly noted. Recommendation Addition to be included within para 3.21.</p>
Staffordshire County Council	<p>Sustainable Urban Drainage Section 3.48 twice makes reference to SAB (SuDs approval body) but this envisaged change to legislation did not occur. Instead, Lead Local Flood Authorities are now a statutory consultee on drainage matters for major developments, and have improved responsibilities for local flood risk management. This section will need re-writing to accommodate the changed approach by Government and direct developers to liaise in pre- application discussions with the County Council as Lead Local Flood Authority. As noted above we are currently in the process of preparing guidance on SUDs that we hope to be linked to Local Plans in some form, which we would like to discuss further with you.</p>	<p>Duly noted Recommendation Reference to SABs in para 3.48 bullets three and five will be removed. An additional paragraph between 3.47 and 3.48 will be added to reflect current situation.</p>
Burntwood Town Council	<p>No objection as long as the policy guidance improves the level of design and consistency of planning applications.</p>	<p>Duly noted. Recommendation No amendments</p>
Cannock Chase AONB	<p>Welcome some reference to the AONB at various points in the documents but consider that a more consistent treatment would properly recognise the national importance of the AONB in terms of planning policy and decisions. Following comments made in light of this.</p>	<p>Duly noted. Where relevant to the AONB Management Plan (2014-19) is referenced within the Local Plan Strategy and forms part of the local plan evidence base.</p>

	<ul style="list-style-type: none"> • That the AONB Management Plan (2014-19) is referred to as policy context in each of the SPDs at the appropriate point (s). • That the AONB Partnership is listed in the “Further Contacts” sections of each of the SPDs. 	<p>Recommendation No amendment</p> <p>Duly noted. The Sustainable Design SPD does not have a Further Contacts Section</p> <p>Recommendation No amendment</p>
Cannock Chase AONB	The need to encourage non-vehicular access to the AONB (for existing residents, new development and visitors) is included.	<p>Duly noted. This is not a planning matter and therefore cannot be addressed through this SPD</p> <p>Recommendation No amendment</p>
Cannock Chase AONB	At paragraph 1.5 that the AONB is acknowledged in the description of “Local Characteristics”.	<p>Duly noted.</p> <p>Recommendation Additional Para to be included to reflect the Districts existing Green Infrastructure between para 1.5 and 1.6.</p>
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 documents 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.	<p>Duly Noted SPD does not allocate sites.</p> <p>Recommendation No amendment.</p>
Natural England	<p>Green (and Blue) Infrastructure</p> <p>Welcome the draft SPD’s coverage on these subjects, which emphasises the multi – functional role of such infrastructure.</p>	<p>Duly noted.</p> <p>Recommendation No amendment.</p>
Natural England	<p>Preapplication/Early discussion between stakeholders</p> <p>Welcomes the reference to the importance of early discussions regarding draft planning proposals and the range of opportunities this presents to avoid adverse impacts and maximise opportunities for sustainable outcomes such as sustainable drainage systems and generous level of tree canopy cover.</p>	<p>Duly noted.</p> <p>Recommendation No amendment.</p>
Natural England	Long term maintenance requirements	Duly noted.

	The successful establishment and maintenance of suitable development component such as Sustainable Drainage Systems together with wildlife habitats forming part of greenspace is dependent upon robust funding mechanisms over a suitable timescale.	Recommendation Cross reference to Developer Contributions SDP to be included.
Office of Rail and Road	No comment	Duly noted Recommendation No amendment.
Network rail	No comment	Duly noted Recommendation No amendment.
WYG Planning & Design on behalf of Development Securities (Lichfield) Ltd	General support Support the overall purpose of the document which is to provide detailed design guidance in respect of a number of matters including layout, density and construction and the objectives of urban design.	Duly noted Recommendation No amendment.
WYG Planning & Design on behalf of Development Securities (Lichfield) Ltd	Parking Standards and Sustainability Checklist Note that the SDP also includes important guidance on the interpretation of Local Plan policies relating to car parking standards, how to calculate amenity distances and includes the Council Sustainability Checklist. Particularly supportive of the car parking standards and the Sustainability Checklist as these are components that will help the LPA to encourage Sustainable development in the district.	Duly noted Recommendation No amendment.
WYG Planning & Design on behalf of Development Securities (Lichfield) Ltd	Additional Clarification Request that the documents provides greater clarity on the following; <ul style="list-style-type: none"> • Electric Vehicle Charging Points • Requirement or otherwise of SuDs • The weight attached to the Sustainability Checklist 	Duly noted EVCP – Local Plan Strategy Policy ST2: Parking Provision provides clarification on the level of provision the District Council will have in regard to Provision for alternative for alternative fuels including electric charging points. SuDs – amendments of para 3.48 and the cross reference to the SCC Local Standards and the Shropshire & Staffordshire Suds Handbook will address this element of the representation SC – Explanatory text Appendix B paras 1 to 4 provide the context for the

		<p>Sustainability Check list. It is a tool to assist applications with the application process in meeting the policy requirements set out in Local Plan Strategy Core Policy 3: Delivering Sustainable Development and Development management Policy SC1. The Appendix text will be amended to include the relevant policies to support recommended Checklist additions following this consultation.</p> <p>Recommendation Reference is made to the SCC Local Standards and the Shropshire & Staffordshire SuDs Handbook to provide further guidance.</p>
WYG Planning & Design on behalf of Development Securities (Lichfield) Ltd	<p>Off Site Tree Planting Paragraph 3.31 includes a requirement for developer to facilitate off site strategic tree planting where existing trees cannot be retained, this is inconsistent with the draft Trees, Landscaping & Development SPD which does not include this requirement. In addition concerned about how this would be successfully secured e.g. a Grampian condition or a planning obligation and what types of sites this would be required for.</p>	<p>Duly noted</p> <p>Recommendation Sustainable Design and Trees, landscape and Development SPD to be reconciled.</p>
WYG Planning & Design on behalf of Development Securities (Lichfield) Ltd	<p>Validation requirements Clarification regarding the validation requirements set out in the SPD and particularly whether or not the Sustainability Checklist would be a validation requirement.</p>	<p>Duly Noted</p> <p>Recommendation Approval will be sought from Planning Committee to include the Sustainability Checklist within the Local Validation Requirements.</p>
The National Forest Company	<p>Tree Planting There is an excellent long section on the benefits of tree planting in urban areas and the planting of woodlands in Section 3. We would welcome a specific mention of The National Forest as an example of where many of the methods of incorporating tree planting and green infrastructure into the built form are being used</p>	<p>Duly Noted</p> <p>Recommendation The National Forest to be added as an example in para 3.8. An additional paragraph to be included to reflect the</p>

		Districts existing Green Infrastructure between paragraph 1.5 and 1.6.
The National Forest Company	<p>Tree Planting</p> <p>.....and further support the need to incorporate tree planting within all scales of development within the Forest.</p>	<p>Duly noted</p> <p>Para 11.9 of the SPD references the National Forest as a means to contribute to positive landscape change across the District. When development proposals come forward...etc</p> <p>Recommendation No amendment</p>
Alrewas Parish Council	<p>Executive Summaries</p> <p>Members of Alrewas Parish Council have reviewed the document and have no specific comments to raise on the individual sections, save for the comments below:</p> <p>An Executive Summary should be a key part of the document providing a clear guide to the reader. We consider the Executive Summary, where they exist, are not in fact Executive Summaries and need to be improved considerably.</p>	<p>Duly noted</p> <p>The SPD contains an Executive Summary which it is considered appropriately provides policy context, a summary of the document contents and an overview of the chapter and appendix headings.</p> <p>Recommendation No amendment</p>
Framptons Town Planning	<p>Sustainable Settlements</p> <p>The Consortium support the reinforcement of the Strategic Spatial Strategy which seeks to concentrate growth to the most sustainable settlements (Para2.8). Land at Deanslade Farm adjoins the built up area of Lichfield City which is the most sustainable location in Lichfield District.</p>	<p>Duly Noted</p> <p>Recommendation No amendment</p>
Framptons Town Planning	<p>Connectivity</p> <p>Paragraphs 2.11 to 2.17 seek to ensure new developments include good permeability and connectivity. This aspiration is supported by the Consortium and delivering high quality connectivity within and outside of the Deanslade Farm site has been an ever-present design theme.</p>	<p>Duly noted</p> <p>Recommendation No amendment</p>
Framptons Town Planning	<p>Public Transport</p> <p>The Consortium support the aspiration for development to minimise the need to travel via private motor vehicle. The requirement for provision of public transport and improved access to public transport are best practice features that have formed part of</p>	<p>Duly noted</p> <p>Recommendation No amendment</p>

	the development of the Deanslade Farm site promotion and will feature in the emerging application master plans.	
Framptons Town Planning	<p>Renewable Energy</p> <p>The consortium supports the principle of development integrating renewable energy. However it is considered that any policy should provide sufficient flexibility to ensure deliverability of a site. Each site needs a mechanism to ensure the most appropriate renewable systems and scheme for that particular site and its context is negotiated and not imposed in a rigid manner</p>	<p>Duly noted. This comments relates to the application of the Local Plan Policy. In assessing any development proposal the Council will have to assess the degree to which renewable energy is addressed.</p> <p>Recommendation No amendment</p>
Framptons Town Planning	<p>Layout and Density</p> <p>The general aspirations for providing a high quality layout and density with the provision of Green Infrastructure is supported. However the Consortium seek clarity in the SPD over certain reference to aspirational elements of GI. Paragraph 3.5 makes reference to 'Canals and Reservoirs' the former being relevant to the Deanslade Park proposals due to the aspiration to reinstate the Lichfield Canal at a point close to the allocation. The consortium does not support policy wording (either in the LDC LP or SPD) which fails to give certainty over what is required. This vagueness can be seen as being conflict with para 154 NPF the Framework which states "Only policies that provide a clear indication of how a decision maker should react to a development proposal should be included in the plan. The consortium seek clarification be added to the SPD to make it clear that the SPD is seeking integration with GI but not necessarily demanding the development contribute towards the infrastructure which will remain a negotiation specific to each development scenario.</p>	<p>Duly noted. Local Plan policy is approved and adopted.</p> <p>The list of Green Infrastructure listed in bullet points in para 3.5 is prefixed with the sentence "This includes public and private spaces such as" the wording such as indicates that this is a list of examples and not a requirement of each site, notwithstanding Policy within the Local Plan Strategy. Policy Lichfield 1: Lichfield Environment provides the Policy context for the Lichfield Canal from Huddlesford junction through Lichfield City. Appendix H Deans Slade South of Lichfield SDA Concept Statement of the Local Plan Strategy provides further guidance.</p> <p>Recommendation No amendment</p>
Framptons Town Planning	<p>Tree Planting on Major Development Sites</p> <p>Paragraph 3.30 requires major development sites to demonstrate that sufficient space is reserved for retention of existing trees and new planting. The Consortium support this aspiration and remain keen to progress agreement of a suitable landscaping scheme as an application is progressed for Deanslade Farm. Compliance with this</p>	<p>Duly noted</p> <p>Recommendation No amendment</p>

	requirement is not considered unreasonable and can be achieved as part of the Country Park	
Framptons Town Planning	<p>Sustainable Water Management</p> <p>The Consortium supports the principle of introducing SuDs and understands the benefits such systems can deliver. The Consortium request that flexibility is included in the policy to ensure the most appropriate mechanism are negotiated for each development site including management arrangements.</p>	<p>Duly noted. Local Plan policy is approved and adopted. The Council will consider compliance with policy when it determines any application.</p> <p>Recommendation No amendment</p>
Framptons Town Planning	<p>Walkable Communities</p> <p>The Consortium notes the requirement and supports the integration of good pedestrian connectivity through the Deanslade Park site. Locating key destination so that they achieve good accessibility has been a feature of the emerging master plans.</p>	<p>Duly noted</p> <p>Recommendation No amendment</p>
Framptons Town Planning	<p>Technology and Construction</p> <p>The Consortium notes the various aspirations relating to energy efficiency; reducing CO2; sustainability standards and other measures of assessing the relative sustainability of development. Seeking to improve sustainability is a measure Taylor Wimpey has committed to as an organisation, however again the policy should not be overly prescriptive as many of these matters are or will be covered by guidance.</p>	<p>Duly noted</p> <p>Recommendation No amendment</p>
Framptons Town Planning	<p>Technology and Construction</p> <p>It is not considered appropriate for the SPD to make reference to the 'Code for Sustainable Homes' as this has been scrapped by Central Government. As with other elements of the SDP the consortium requests that the policies include flexibility so that requirements are not imposed in a blanket manner across the District and can be subject to negotiation and justification provided should an alternative approach be considered more appropriate.</p>	<p>Duly noted</p> <p>Between preparation and consultation of the SPD government guidance has changed. This will be reflected in the final version of the SPD.</p> <p>Recommendation The SPD will be amended to reflect this situation. Future planning applications will be determined in line with relevant policy and guidance at the time of submission.</p>
Historic England	<p>Historic Environment</p> <p>We recommend including a paragraph on the historic environment and the need for sustainable design principles to be incorporated on developments that affect the</p>	<p>Duly noted</p> <p>Recommendation In response to this representation and that made by SCC a paragraph will be</p>

	<p>historic environment. A link to the Historic Environment SPD could then be included rather than adding the detail to this SPD.</p>	<p>added between 3.54 and 3.55 expressing the comments made and also including a cross reference to the Historic Environment SPD. An additional two questions covering the Historic Environment will be included within the Sustainability Checklist as per SCC Historic Environment representation.</p>
Historic England	<p>Historic Environment We consider that the historic environment should be referenced as one of the bullet points within the list of Green Infrastructure in paragraph 3.5.</p> <ul style="list-style-type: none"> • Heritage Assets 	<p>Duly Noted Recommendation Include Heritage Assets in text at para 3.5.</p>
Development Management Lichfield District Council	<p>Section 8 privacy and outlook Typo – To avoid any undue overbearing effect in term of outlook where one dwelling faces the ‘rear’ (this should say ‘side’ not ‘rear) of a neighbourhood property and where there are no facing windows, the minimum distance separation should be 13 metres or 10 metres in the case of a bungalow or single storey development.</p>	<p>Duly Noted Recommendation Amend text to bring it in line with Residential Design SPD and British Research Establishment (BRE) Digest 2009.</p>