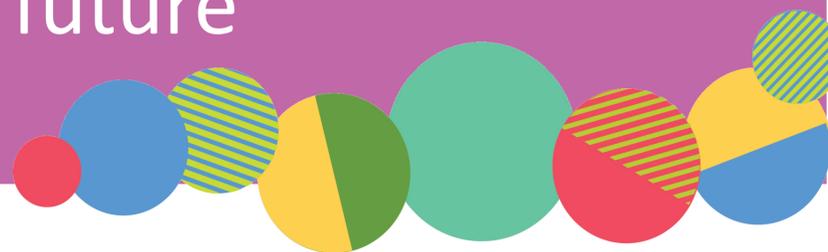


# Local Plan Review Looking to the future

## Public Consultation on Scope, Issues and Options



## Welcome

Lichfield District Council welcomes you to this public exhibition on the Local Plan Review—Scope, Issues and Options.

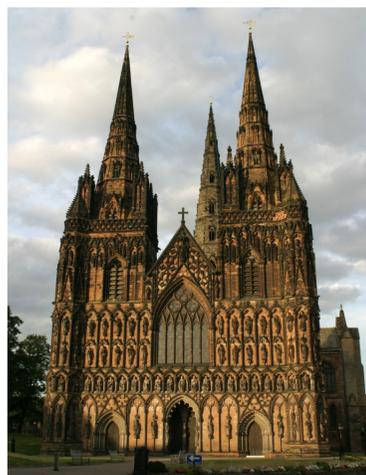
### What is the Local Plan?

Lichfield District Council is reviewing its Local Plan with the aim to create a new Local Plan that will help shape how the District is developed between 2020 and 2036.

The new Local Plan will help to make sure Lichfield District provides the homes, jobs, community facilities and services to meet the needs of its growing population in a sustainable way, whilst protecting and enhancing the District's rich natural environmental and cultural heritage.

Whilst it is only a short time since the first part of the current Local Plan – the Local Plan Strategy came into effect, this document committed the Council to preparing an early review. **The Local Plan Review is separate to the on-going work on the second part of the Local Plan - Local Plan Allocations Document.**

Your feedback will help to inform the next stage of the Local Plan Review.



### How does the Local Plan affect me?

The Local Plan will affect everyone in the District in some way over the next fifteen years or so. It sets out how many homes will be built and where, where new employment land will be focussed and which areas will be set aside for recreation use.

Meet the imaginary residents from Lichfield District to understand out how the Local Plan could affect each of them.



#### Neil and Claire, 45 and 48

Want to know where new cycle routes are and what retail areas are planned in the next ten years.



#### Oliver and Elizabeth 72 and 76

They are interested in what community centres and leisure facilities are planned over the next five years.



#### Winston and Alice, 19 and 16

They want to know about future job opportunities and affordable housing for after university.



#### Julio and Sofia, 26 and 28

They are saving for their own home and want to run their business. Affordability of new development and business start-up is important to them.

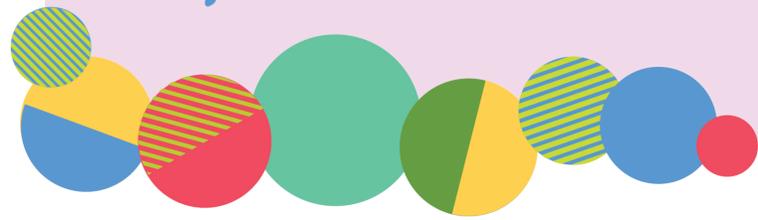
### What will the Local Plan cover?

The Scope, Issues and Options document is the first stage in the process of reviewing our current Local Plan.

As part of this the document we are asking for your views on the following aspects:

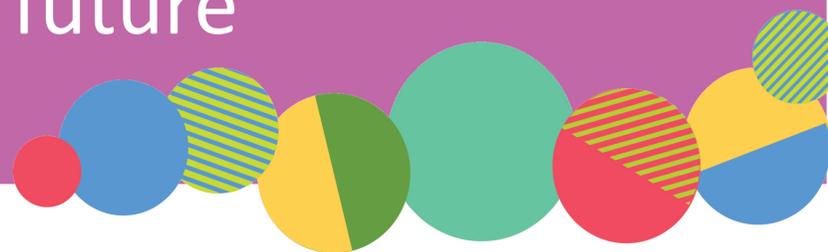
- **Evidence Base Review** - Which parts of the evidence base supporting the current Local Plan need to be updated. Is there any new evidence which is needed?
- **Currently Policy Review** - Which current policies need to be updated and whether any new policies are needed?
- **Issues** - What do you consider to be the key issues facing the District?
- **Vision** - What do you think the District should look like by 2036?
- **Strategic Objectives** - What objectives should we set to help tackle the issues and deliver the vision?
- **Types of levels of growth and possible growth options** - What types and levels of growth are needed within the District over the plan period to 2036? Where should this growth take place? The District Council has identified potential residential growth options and employment growth options and would welcome your thoughts on these options. In addition are there any alternative options which we have not considered.

**Further information on each of these aspects is available within the consultation document.**



# Local Plan Review Looking to the future

## Public Consultation on Scope, Issues and Options



### Growth Options

#### What type of development does the Local Plan cover?

The Local Plan will set out how the development and infrastructure of an area will be delivered. Whilst the levels of growth we need to plan for are still uncertain, the Local Plan will need to consider the following types of development:

- **Housing** - including affordable and market homes and provision to meet the needs of Gypsies and Travellers. This will also include helping other local authorities meet their need.
- **Economic Growth** - including creating new jobs and providing new areas for businesses to grow and locate.
- **Centres** - including new retail, commercial and offices.
- **Infrastructure** - including schools, roads, health facilities and open spaces which will need to be delivered to support other development.

#### What options for growth are being considered?

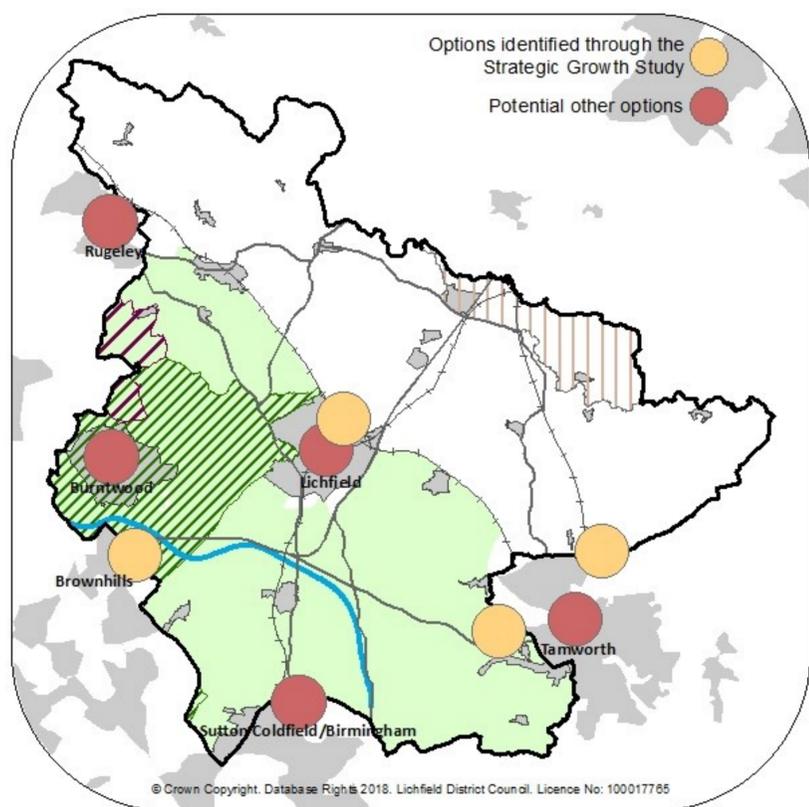
As part of the Local Plan process the Council will need to consider a range of options to deliver the development the District needs.

Lichfield District is part of a wider Greater Birmingham Housing Market Area (HMA) which includes 13 other authorities. A housing shortfall was identified across the HMA and a Strategic Growth Study was commissioned in 2017 to consider strategic growth options and locations in more detail and try and meet the housing needs within the HMA.

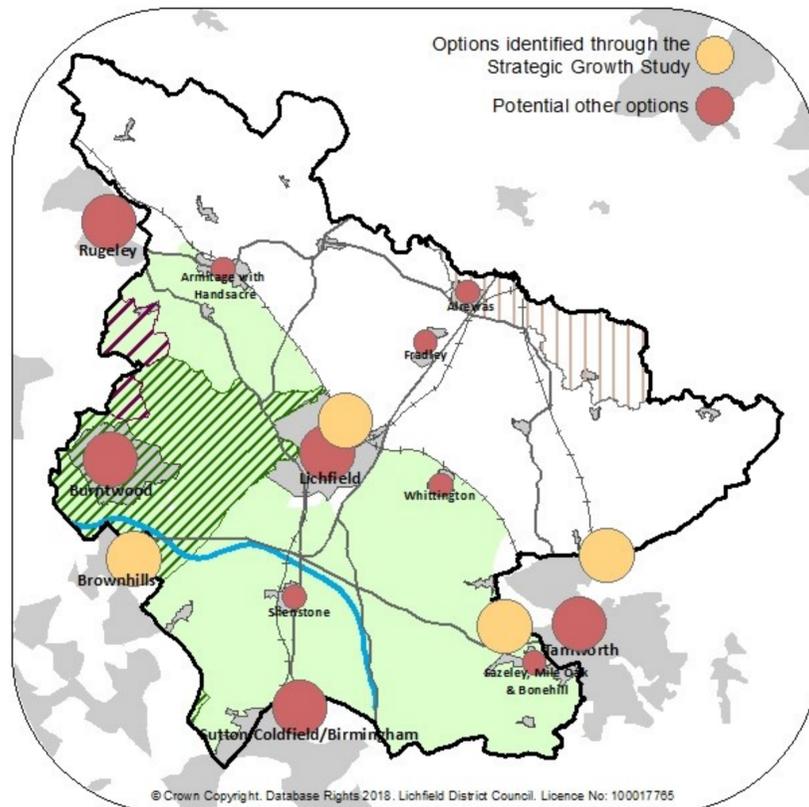
The options presented over the next few boards are for illustrative purposes only and present potential growth locations.

**We are seeking you views on what you consider to be the most appropriate option or whether there are any alternative options which we need to consider as the plan progresses.**

#### Residential Option 1: Town Focused Development



#### Residential Option 2: Town and Key Rural Villages



#### Opportunities

- New housing focussed on existing built up areas.
- Development takes place close to where the need arises.
- Areas are generally better served by public transport.
- Development sites likely to be much closer to areas of employment.
- Much of the infrastructure is already in place.

#### Challenges

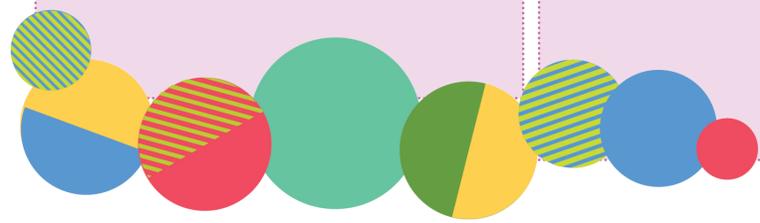
- Rural areas could stagnate and increase issues of affordability.
- May require changes to Green Belt.
- Potential lack of green space close to where people live.
- Increased pressure on services.
- Potential impact on historic assets.

#### Opportunities

- Development focussed across the most sustainable settlements.
- Use of existing infrastructure and supports rural services and facilities.
- New homes across the district means better choice for residents.
- More dispersed development could assist with affordability issues.

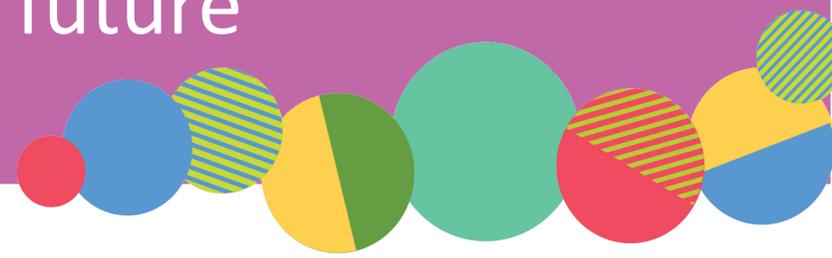
#### Challenges

- Increased reliance on private cars due to lack of public transport.
- May require changes to Green Belt.
- Development sites are more likely to be greenfield as there is less brownfield land.
- Smaller villages may lose services and facilities.



# Local Plan Review Looking to the future

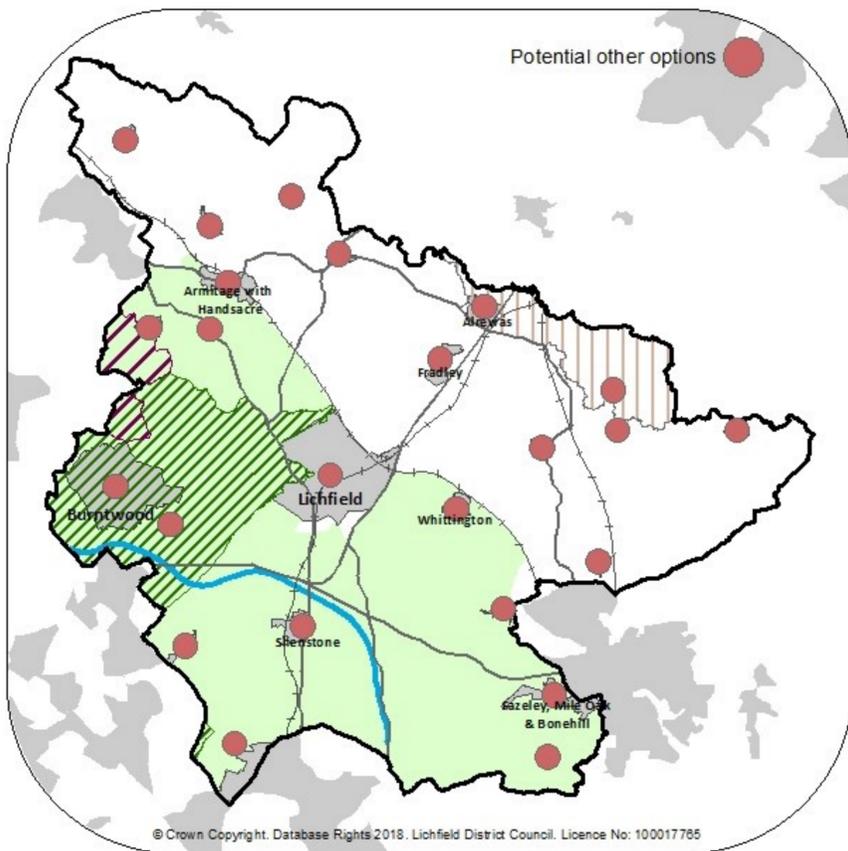
## Public Consultation on Scope, Issues and Options



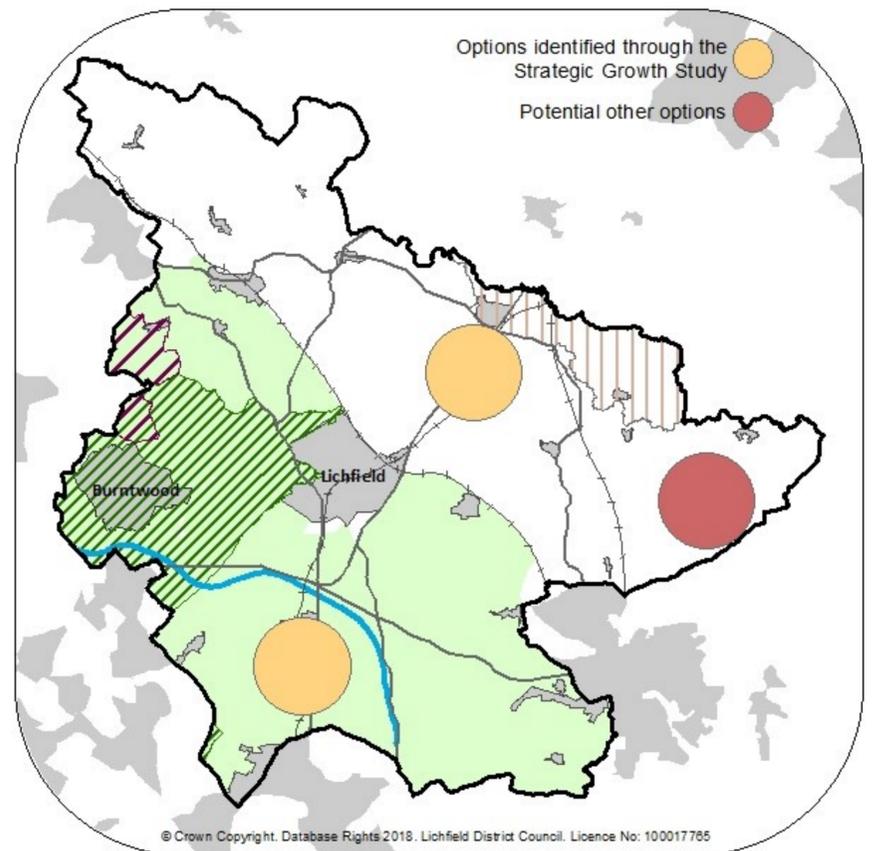
### Growth Options

The options presented below are for illustrative purposes only and present potential growth locations. We are seeking your views on what you consider to be the most appropriate option or whether there are any alternative options which we need to consider as the plan progresses.

#### Residential Option 3: Dispersed Development



#### Residential Option 4: New Settlements



#### Opportunities

- Benefits of new development would be spread across the district.
- Meet rural housing needs directly where they arise.
- Support for current services in smaller villages.

#### Challenges

- Increased reliance on private cars due to lack of public transport.
- May require changes to Green Belt.
- Development sites are more likely to be greenfield as there is less brownfield land.

#### Opportunities

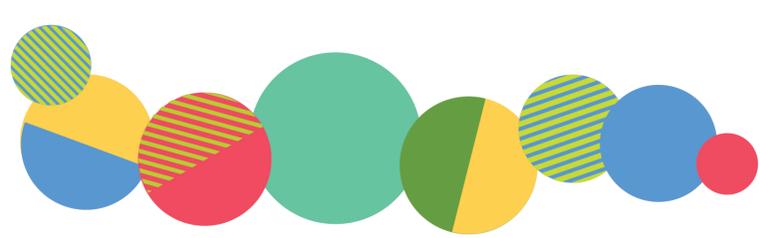
- Concentrated growth provides opportunities of significant new infrastructure.
- New homes and new employment development to be co-located.
- Meet significant proportion of housing need and provide for high levels of affordable housing provision.

#### Challenges

- Some options may be within the Green Belt.
- Requires significant new infrastructure to be made sustainable.

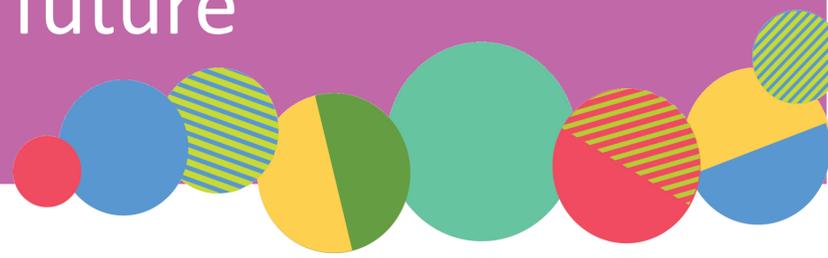
Which rural settlements do you consider are suitable for further development under this option?

Do you agree with the locations identified for potential new settlements to meet this option or are there any other locations that would be preferable and deliverable?



# Local Plan Review Looking to the future

Public Consultation on Scope, Issues and Options

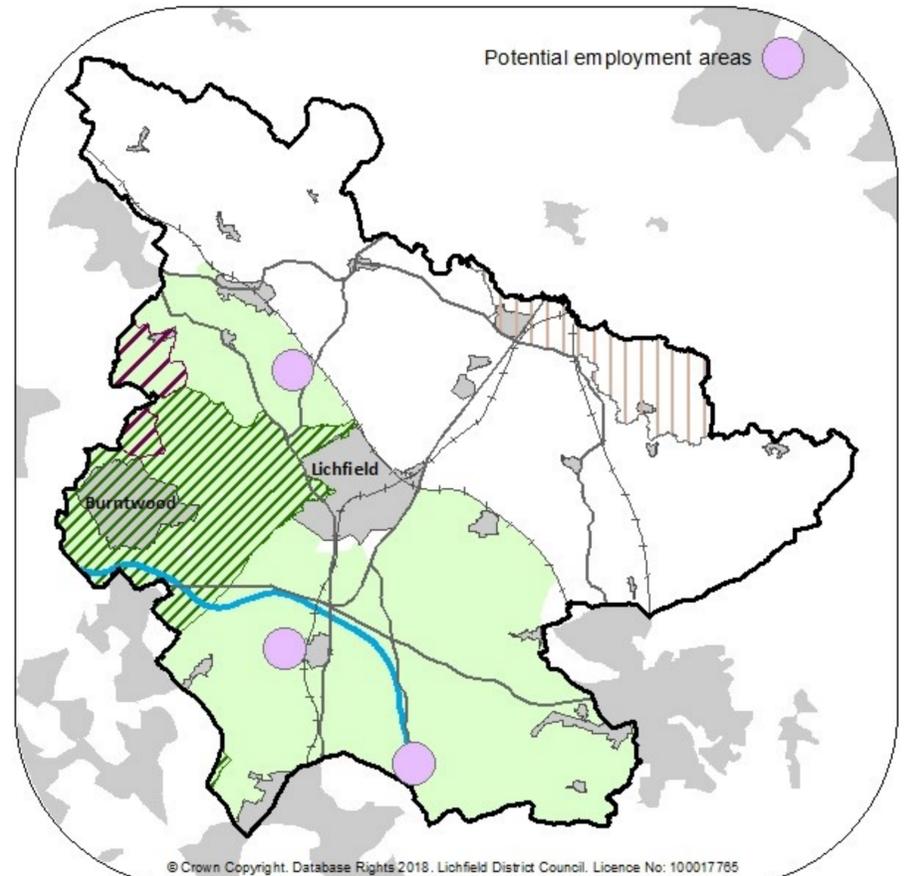
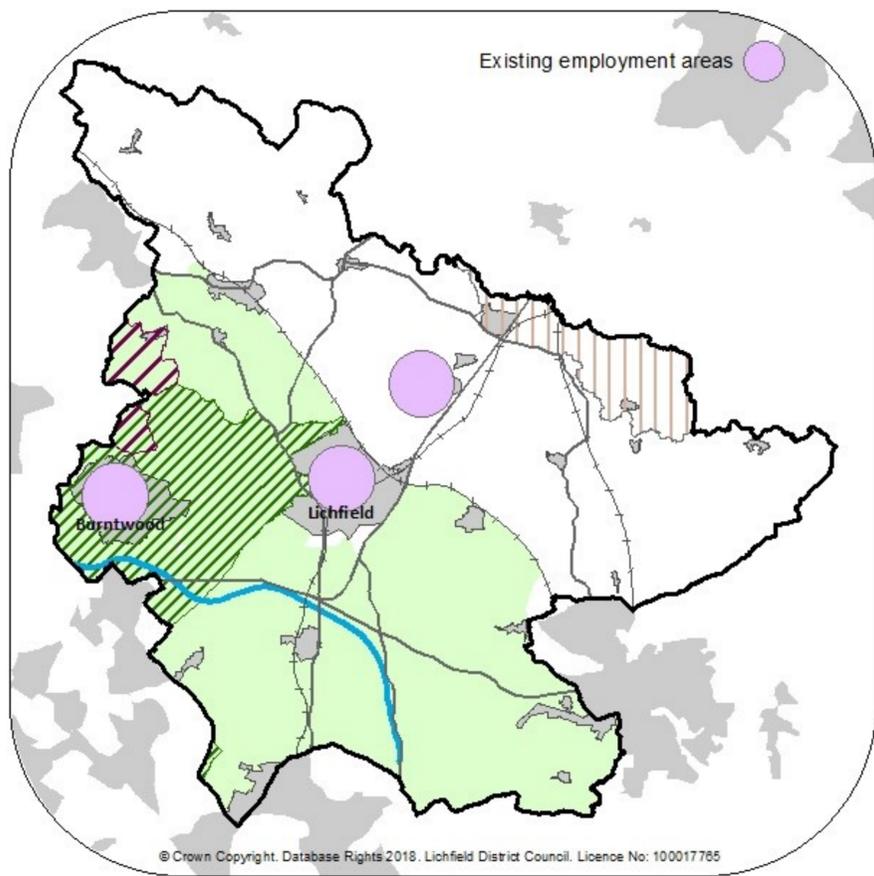


## Employment Options



**Employment Option 1: Expansion of Existing Employment Areas**

**Employment Option 2: New Location**



### Opportunities

- New employment focussed on existing built up areas.
- New jobs located closest to existing residential areas.
- Areas are generally better served by public transport.

### Challenges

- Other areas could stagnate.
- Focusing on existing employment locations could increase commuting.
- Increased pressure on services.

### Opportunities

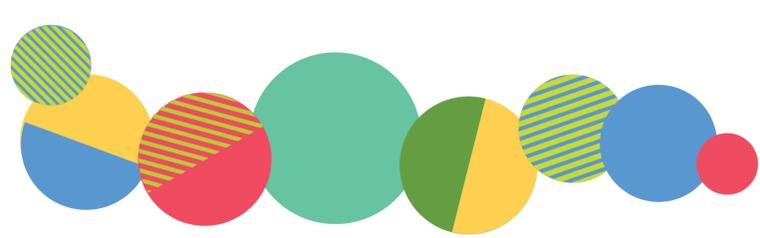
- Concentrated growth provides opportunities of significant new infrastructure.
- Potential to deliver new employment close to major roads and infrastructure.
- New homes and new employment development to be co-located.

### Challenges

- Some options may be within the Green Belt.
- Requires significant new infrastructure to be made sustainable.

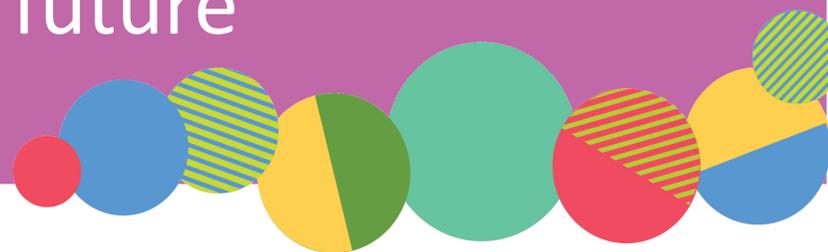
Do you agree that employment development should be focused on the existing employment areas located at Burntwood, Fradley and Lichfield City?

Do you agree with the locations identified for potential new employment development or are there any other locations that would be preferable and deliverable?



# Local Plan Review Looking to the future

Public Consultation on Scope, Issues and Options



## Feedback and Next Steps

We are keen to hear your views on the Local Plan Review Scope, Issues and Options. At part of the consultation we are asking a series of questions and welcome your views on the content of the review.

### How can you get involved?

There are a number of ways for you to tell us your thoughts:



[www.lichfielddc-consult.limehouse.co.uk/portal](http://www.lichfielddc-consult.limehouse.co.uk/portal)



[Developmentplans@lichfielddc.gov.uk](mailto:Developmentplans@lichfielddc.gov.uk)



Spatial Policy & Delivery Team  
Lichfield District Council  
Frog Lane  
Lichfield  
WS136YZ

The consultation is running until 11th June 2018. The feedback we received as part of this consultation will inform the next stage of the Local Plan Review process.

Thank you for your time

The following provides an indication of the timetable for the next stages of the Local Plan Review process.

