



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

Scope, Issues & Options

April 2018

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## 1 Introduction & Context

### Introduction - What is a Local Plan?

**1.1** A Local Plan is a document produced by the Local Planning Authority (hereafter Lichfield District Council) and shows how an area will develop in the future. Local Plans set out the 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. Additionally, a Local Plan provides policies which will guide decisions on whether or not planning applications can be granted. In law it is described as a 'Development Plan Document' (DPD) and can consist of one or more documents.

**1.2** The District Council is commencing a review of the current Local Plan. This Scope, Issues and Options consultation document represents the first stage in the Local Plan Review process and as part of this consultation we are seeking your views on what you consider are the key issues affecting the District that will need to be addressed as part of the review. This document sets out a number of questions and accompanying options in order to focus responses on the key issues going forward.

### What is the Lichfield District Local Plan?

**1.3** The Lichfield Local Plan is a district wide plan which provides a clear framework to guide and promote development as well as protect the quality of Lichfield's unique historic, natural and built environment. It aims to create well-designed new communities which have access to jobs and services, ensure there is enough housing to meet the needs of local people and support economic growth, protect sensitive landscape and wildlife areas and ensure new infrastructure is provided in tandem with development.

**1.4** The Lichfield District Local Plan currently comprises of two Development Plan Documents<sup>(i)</sup>:

- [The Local Plan Strategy](#) (adopted 17 February 2015); and
- [The Local Plan Allocations](#) (which is currently at an advanced stage).

**1.5** Lichfield District is required to maintain an effective and up to date Plan to support growth and meet future development needs. Given that the Government encourages local planning authorities to review their Local Plans every five years and a number of key changes have occurred since the adoption of the Local Plan Strategy including the need for Lichfield District to accommodate additional housing arising from unmet needs in neighboring authorities, it is considered timely to commence a Local Plan Review.

**1.6** The District Council is committed to undertaking early and meaningful engagement as part of the Local Plan Review process. This consultation is the first opportunity for people to share their views on the options for addressing spatial planning issues in the District going forward.

**1.7** Representations made at this stage will help refine options or could identify possible alternatives to be considered as part of the Preferred Options Document which will follow.

### How will the Local Plan be prepared?

**1.8** The timetable for the Local Plan Review is set out in the Council's [Local Development Scheme](#). This is the Scope, Issues and Options consultation stage.

<sup>i</sup> Until adoption of the Local Plan Allocations the Council still relies on a number of saved policies from the Lichfield District Local Plan 1998

**1.9** At this stage, the Council has not formed views on which sites and locations should be allocated for new development, how existing policies should be updated or whether there should be any additional policies. 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 emerging Local Plan Review and its policies as these are developed later in the Plan Review process.

**1.10** The table below sets out the anticipated timetable for the stages of production.

**Table 1.1 Local plan review timetable**

Stage	Anticipated Date
Scope, Issues & Options Consultation	April 2018
Preferred Options	January 2019
Publication	September 2019
Submission	January 2020
Examination in Public	March 2020
Adoption	December 2020

### How can you get involved?

**1.11** This initial consultation seeks to set out the broad scope of the Local Plan Review. 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.

**1.12** The Council is seeking views on the period that the Local Plan Review should cover; the evidence base to be prepared; cross boundary and strategic issues that will need to be addressed; the key challenges that the District faces; the level of growth that should be provided for; and the opportunities that exist to accommodate this growth. However, views on the content of the review more generally are also welcomed.

**1.13** 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, WS136YZ

### Determining an appropriate timeframe

**1.14** The current Local Plan has a time frame of 2008 - 2029, a 21 year Plan period. The Plan was adopted in the 7th year of the Plan period, meaning that at adoption there were 14 years of the Plan period left to run.

**1.15** The National Planning Policy Framework requires Local Plans to be drawn up over an appropriate time scale, such as a 15 year period from the anticipated date of adoption. The Council proposes that the timeframe for the new Local Plan should be 2020 - 2036, this would be a 16 year Plan period. It is intended that the Plan would be adopted by 2020.

### Question 1

Do you think that the Plan period of 2020 - 2036 is appropriate? If not please suggest a more suitable Plan period.

## What information will be used to inform the Local Plan?

**1.16** The Local Plan Review will need to be based on adequate, up to date and relevant evidence about the economic, social and environmental characteristics and prospects of the District. One of the key aspects of a Local Plan is that it should be based upon justifiable evidence. The current Local Plan is supported by a wide ranging and detailed [evidence base](#) which has been assembled and updated over a number of years.

**1.17** Whilst some aspects of the evidence base used to support the adopted Local Plan will still remain relevant, a number of these will need to be updated and in addition some new evidence may be required as the Local Plan Review progresses. Further detail commentary on the evidence base is available at Appendix A 'Evidence Base'.

### Question 2

Which part of the existing evidence base do you consider remain relevant and which parts do you consider need to be updated or replaced? Are there any other evidence base studies which are required, and if so, why?

## How will the Local Plan relate to other plans and strategies in the area?

**1.18** The Council operates a partnership working approach and has close working ties with colleagues in health, education, transport, housing and employment organisations. This is to ensure that Plans and policies are as closely aligned as possible and that strategies support each other. Some of the evidence may be produced in conjunction with the relevant bodies and with neighbouring Local Authorities, therefore it is important that they are engaged early on in the process.

**1.19 Strategic Plan** - Lichfield District's Strategic Plan details its vision and values and sets out the strategic direction, actions and priorities for the years ahead. The Local Plan Review will contribute towards achieving the vision and priorities within the Strategic Plan.

**1.20 Local Enterprise Partnerships** - Lichfield District Council is a member of two Local Enterprise Partnerships (LEPs) - the Greater Birmingham & Solihull LEP (GBSLEP) and the Stoke on Trent Staffordshire LEP (SSLEP). Local Enterprise Partnerships are local partnerships between local authorities and businesses, playing a central role in determining local economic policies, and undertaking activities to drive economic growth and local job creation. They decide on the priorities for investment in roads, buildings and facilities within their area.

**1.21** The SSLEP brings businesses and Local Authorities together to drive economic growth, create jobs and raise skill levels with the vision of creating 50,000 jobs and increasing the size of the economy by 50% by 2021. The SSLEP's Strategic Economic Plan sets out their vision, priorities and objectives helping to unlock their local economies potential growth and resolve some of the long term economic challenges.

**1.22** The GBSLEP is a partnership of business, public sector and further & higher education leaders with the mission to grow the economy of Greater Birmingham and Solihull. The GBSLEP works with partners to create jobs, develop economic growth and improve quality of life across the area, focussing on three strategic priorities: innovation & creativity, global connections & creating growth, and to make Greater Birmingham a leading global city by 2030. The GBSLEP's Strategic Economic Plan sets out a vision and strategy for delivering smarter, sustainable and inclusive growth for the area, the West Midlands Region and the UK. The Strategic Economic Plan identifies the GBSLEP's contribution to the growth targets set by the West Midlands Combined Authority.

**1.23** Whilst we are not required to jointly produce a Development Plan with our neighbouring authorities, our participation within these LEPs brings with it strategic cross-boundary requirements relating to jobs growth and investment which need to be considered through the Local Plan Review.

**1.24 Housing Market Area** - Lichfield District is part of the Greater Birmingham Housing Market Area (GBHMA). The Greater Birmingham [Strategic Growth Study](#) considers strategic growth options and locations in more detail to try and meet the needs of the housing market area. A Housing Market Area is a geographical area characterised by household demand and preferences for all types of housing, reflecting the key functional linkages between places where people live and work.

### How will the Local Plan relate to Plans by neighbouring authorities?

**1.25** All Local Authorities are required to produce a Local Plan. The Local Plan must be prepared in accordance with the Duty to Cooperate, which sets a legal obligation for the Council and other public bodies to engage constructively, actively and on an ongoing basis on planning issues which affect more than one local planning authority.

**1.26** To meet the Duty to Cooperate, the Council will need to work with Staffordshire County Council, neighbouring authorities, statutory advisory bodies (the Environment Agency, Natural England, Historic England and Highways England) and other infrastructure providers to ensure that the Local Plan addresses cross-boundary issues and reflects wider strategic priorities, including considering any needs that cannot be met in adjoining areas.

**1.27** There are a number of key issues which must be considered under the Duty to Cooperate in Lichfield, these include:

**1.28 Unmet housing needs of the Housing Market Area:** Evidence documents produced for the Birmingham and Black Country Housing Market Area (the [Strategic Growth Study](#)), which includes Lichfield shows an unmet housing need arising in the Greater Birmingham Housing Market Area (HMA). The final distribution of the unmet need between the authorities has not yet been agreed but Lichfield is committed to engaging with its neighbours under the Duty to Cooperate to meet the needs within the HMA. This commitment is set out a paragraph 4.6 of the current Local Plan Strategy.

**1.29 Employment needs:** The nature and quantum of economic growth within the District will need to be considered as part of the Local Plan Review and aligned to residential growth. The District Council worked with neighbouring authorities as part of the Local Plan process to identify sufficient employment land to meet needs and it is envisaged a collaborative approach to address economic growth will be necessary as part of the review.

**1.30 Green Belt:** As part of considering where the unmet needs of the HMA will be the Greater Birmingham [Strategic Growth Study](#) incorporates a strategic Green Belt Review. The Green Belt Review assesses whether land currently identified as Green Belt fulfils the purposes of the Green Belt and whether it could be removed from the Green Belt. This is a key strategic piece of evidence that will feed into the Local Plan Review. It is anticipated that a further local Green Belt Review document will be required to assess Green Belt within Lichfield in greater detail.

**1.31 Sustainable Transport including HS2:** Ensuring sustainable transport options are available to the residents of the District is a key consideration of the Local Plan Review. Plans for a High Speed Rail link (HS2) from London to the West Midlands (Lichfield District) received Royal Assent in early 2017, with Phase 2a planned to connect the West Midlands (Lichfield District) with Crewe. The rail route will be a key piece of future transport infrastructure that affects Lichfield and its neighbouring authorities.

**1.32 Special Areas of Conservation (SAC):** There are two Special Areas of Conservation which development in Lichfield is likely to have an effect on (the Cannock Chase SAC and the River Mease SAC), this is primarily due to cumulative impacts of development in a number of areas surrounding the protected site (not just Lichfield). As such this is a key issue on which relevant authorities must cooperate.

**1.33 Green Infrastructure:** The network of green spaces that permeates the District and connects into adjoining Local Authority areas is a key strategic issue. Green infrastructure incorporates the designated landscapes of the District, but also applies to the more everyday green spaces that local people value.

**1.34** The Housing White Paper made clear that the government see joint plan-making as a possible means for local authorities dealing with strategic cross-boundary issues, such as those listed above. Whilst the Council has previously chosen to prepare a single Plan covering only the District area, it may be possible to work alongside other authorities through a joint plan making approach.

### Question 3

Do you consider all the key strategic cross boundary issues have been identified above? If not, what other issues should we be working with our partners to address? Are there any mechanisms you would recommend for solving cross boundary issues?

## How will the Council assess the environmental impacts of the emerging Local Plan?

**1.35** The Council is required to carry out a Sustainability Appraisal (SA) for all Development Plan Documents that it produces. A Sustainability Appraisal must address the legal requirements of the EU Directive (2001/42/EC) known as the Strategic Environmental Assessment Directive.

**1.36** The Sustainability Appraisal process assesses the policies and proposals of the draft document against a number of objectives that cover the three aspects of sustainable development - environmental, economic and social considerations. By assessing the development options being considered in the draft document against the SA objectives the most sustainable approach to development can be identified and followed.

**1.37** The Council prepared its [Sustainability Appraisal Scoping Report](#) in December 2017 in anticipation of the Local Plan Review. The SA Scoping Report was subject to a period of consultation with statutory consultees (Natural England, Historic England and the Environment Agency) between 18 December 2017 and 22 January 2018. A copy of the SA Scoping Report is available on the Council's [website](#).

**1.38** The options set out in this Scope, Issues and Options document have been assessed against the SA Objectives in the [Sustainability Appraisal](#) of the Local Plan Review which has been published for consultation alongside the consultation document.

**1.39** Further [Sustainability Appraisal](#) and [Habitat Regulations Assessment](#) will be carried out at each stage of the Local Plan Review process.

### **What is the status of the Local Plan Strategy and other planning documents now the Council is preparing a new Plan?**

**1.40** The Council adopted its Local Plan Strategy in February 2015. The Local Plan Strategy sets out the Council's vision, spatial strategy and core policies for the development of Lichfield. The work of the Local Plan Review does not change the status of the adopted Local Plan Strategy as the Development Plan for the area. The Local Plan Strategy will continue to be the Development Plan for assessing planning applications until the Local Plan Review is adopted.

**1.41** The Local Plan Review: Scope, Issues and Options will be a material consideration in planning decisions, though it will carry limited weight until it progresses further through the Plan making process. Once the Local Plan Review is adopted it will replace the existing Development Plan Documents.

### **Current Local Plan Policies**

**1.42** The current Local Plan Strategy contains 3 sets of policies - Core Policies which set the spatial strategy, Development Management Policies which guide the details of future development and Place Policies which relate to specific sites and areas.

**1.43** The Council has reviewed each of the policies in the Local Plan Strategy and Appendix B considers in detail which of the policies need to be updated or replaced and which policies remain fit for purpose and can be rolled forward as part of the Local Plan Review. <sup>(ii)</sup>

**1.44** The following tables provide a summary of this assessment.

### **Policies to be Significantly Amended or Replaced**

**Table 1.2 Policies to be significantly amended or replaced**

<b>Policy Number</b>	<b>Policy</b>
Core Policy 1	The Spatial Strategy
Policy SC1	Sustainability Standards for Development
Core Policy 6	Housing Delivery
Policy H1	A Balanced Housing Market
Policy H2	Provision of Affordable Homes
Policy H3	Gypsies, Travellers & Travelling Showpeople
Core Policy 7	Employment & Economic Development
Core Policy 10	Healthy & Safe Lifestyles
Policy Lichfield 1- 4	Lichfield Environment, Lichfield Services & Facilities, Lichfield Economy, Lichfield Housing

ii All of the policies contained with the Local Plan Allocations Document are considered up to date and will be rolled forward as part of the Local Plan Review.

Policy Number	Policy
Policy Burntwood 1 - 4	Burntwood Environment, Burntwood Services & Facilities, Burntwood Economy, Burntwood Housing
Policy Rural 1	Rural Areas
Policy Rural 2	Other Rural Settlements
Policies Frad 1 - 4	Fradley Policies
Policies Alr 1 - 4	Alrewas Policies
Policies Arm 1 - 4	Armitage with Handsacre Policies
Policies Faz 1 - 4	Fazeley, Mile Oak & Bonehill Policies
Policies Shen 1 - 4	Shenstone Policies
Policies Whit 1- 4	Whittington Policies

#### Question 4

Do you agree that the policies listed above need to be significantly amended or replaced? Do you consider there are any other policies that need to be significantly amended or replaced?

### Policies Requiring Minor Amendments

Table 1.3 Policies requiring minor amendments

Policy Number	Policy
Core Policy 2	Presumption in Favour of Sustainable Development
Core Policy 3	Delivering Sustainable Development
Policy SC2	Renewable Energy
Core Policy 4	Delivering our Infrastructure
Policy IP1	Supporting & Providing our Infrastructure
Core Policy 5	Sustainable Transport
Policy ST1	Sustainable Travel
Policy ST2	Parking Provision
Core Policy 9	Tourism
Core Policy 11	Participation in Sport & Physical Activity
Core Policy 12	Provision for Arts & Culture
Policy HSC1	Open Space Standards
Policy HSC2	Playing Pitch & Sport Facility Standards
Core Policy 13	Our Natural Resources
Policies NR1-NR9	Countryside Management, Development in the Green Belt, Biodiversity, Protected Species & their Habitats, Trees, Woodland & Hedgerows, Natural & Historic Landscapes, Linked Habitat Corridors & Multi-functional Greenspaces, Cannock Chase SAC, River Mease SAC & Water Quality
Core Policy 14	Our Built & Historic Environment
Policy BE1	High Quality Development
Policy Lichfield 6	South of Lichfield

#### Question 5

Do you agree that the policies listed above require minor amendments? Do you consider there are any other policies that only require minor amendments?

## Policies Requiring No Change

Table 1.4 Policies requiring no change

Policy Number	Policy
Policy E1	Retail Assessments
Policy Lichfield 5	East of Lichfield (Streethay)
Policy Burntwood 5	East of Burntwood
Policy North of Tamworth	North of Tamworth
Policy East of Rugeley	East of Rugeley

### Question 6

Do you agree that the policies listed above require no change and can be rolled forward as part of the Local Plan Review? Do you consider there are any other policies that can be rolled forward and added to the Local Plan Review?

**1.45** The assessment above outlines the policies which the Council consider should be rolled forward as part of the Local Plan Review. In addition to these policies the Local Plan Review may also need to incorporate new policies to reflect any legislative changes or as result of updated evidence.

### Question 7

Do you consider any additional policies are required? If so, what policies are required and why?

## Neighbourhood Plans

**1.46** There are a number of Parishes within Lichfield District that have opted to produce a neighbourhood plan. Neighbourhood Plans are prepared by the community and set out local planning policies in relation to that area. They have to be in line with national and local planning policy, have to be independently examined and then voted upon in a local referendum as to whether or not they should be formally adopted. Once adopted they become part of the formal Development Plan for the area and therefore need to be taken into account in the determination of planning applications.

**1.47** Neighbourhood Plans represent an important part of the Local Plan system within the District, as such the Local Plan Review will need to consider any emerging issues from neighbourhood plans within the District. In total there are currently sixteen designated neighbourhood areas within the District with plans at varying stages of progress. <sup>(iii)</sup>There are four 'made' neighbourhood plans within the District ([Shenstone](#), [Stonnall](#), [Little Aston](#) & [Wigginton & Hopwas](#)) with a number of other plans at an advanced stage of the process. These plans will need to demonstrate that they are in general conformity with the adopted Local Plan. Whilst it will not be a requirement for these to take account of the Local Plan Review at present, in time these neighbourhood plans will need to be reviewed to bring them in line with the strategic requirements of the emerging Local Plan Review. For most parishes, this is likely to require changes to the neighbourhood plan. As part of the Local Plan Review process, the Council will engage with each parish to ascertain how they wish to plan for these changes.

iii Information regarding neighbourhood plans accurate at 01 February 2018.

## 2 Spatial Portrait of Lichfield District

**2.1** 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, the cathedral City of Lichfield and the town of Burntwood, each with a population of around 30,000 as well as many villages set within a varied and attractive rural area. Some of the rural settlements are physically connected to urban areas that lie within the administrative boundaries of other Local Authority areas, including Little Aston which adjoins Sutton Coldfield and Streetly, and Fazeley which adjoins Tamworth. The town of Rugeley, which lies within Cannock Chase District, sits on the north-western boundary of Lichfield District.

Map 2.1



Reproduced from The Ordnance Survey Mapping with the permission of the Controller of Her Majesty's Stationery Offices (C) Crown Copyright : License No 100017765 Dated 2012

**2.2** Lichfield District is an attractive location for people to live. It has been a significant destination for migrants from the West Midlands conurbation and other nearby towns. This has led to pressure for housing growth over and above the needs arising purely from within the District. Part of Lichfield

District is covered by the West Midlands Green Belt and as such this has meant that a substantial area within the south of the District has been subject to development restraint for many years and the northern part of the District has been constrained for rural growth.

**2.3** The Spatial Strategy established in the Local Plan Strategy was to focus the majority of growth to the most sustainable locations in the District. Strategic housing allocations were 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 Plan envisaged protection of all existing employment sites and a further key employment site at Cricket Lane, Lichfield. These developments are in their infancy and are not yet complete.

### Population, Housing and Communities

**2.4** Whilst the demographics of different communities within the District vary considerably, there are some general characteristics of the population of the District that have a bearing on future needs including age structure and the potential implications of an ageing population.

Table 2.1 Population & 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%

**2.5** 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.

**2.6** The District is characterised by a larger than average proportion of over 65s, with the number of people aged 65 and over already exceeding the number of children under of the age of 15 as shown in the table above. 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 projected rate of increase is faster than the England average. <sup>(iv)</sup> The impacts of an ageing population is recognised as a national issue, however, these figures show that the ageing of the population within Lichfield District and its movement into retirement and older age groups, could be a greater issue than for many other areas of the country.

**2.7** The higher proportion of ageing population means there is a smaller working age population (16-64) within Lichfield District, which has decreased at a faster rate than both the West Midlands or Great Britain, decreasing by 3% 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%. Such a rate of decline may have impacts within this plan period if it is not addressed.

**2.8** The ethnic diversity of Lichfield District's population does not reflect that of the West Midlands or the rest of England. As shown below, the ethnic make-up of Lichfield District differs significantly from the regional and national compositions, with people of White British origin accounting for a larger proportion of the population than any other ethnic group. <sup>(v)</sup>

Table 2.2 Ethnic Composition

Ethnic Composition (%)	District	West Midlands	England
White	94.6	82.8	85.5

iv ONS Mid-Year Population Estimates 2016

v 2011 Census ONS

Ethnic Composition (%)	District	West Midlands	England
White Irish / White Other	2.1		
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

**2.9** 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 for many people who want to live in the District. The average house prices across the District have increased at a similar rate to the West Midlands between 2009 and 2017. House prices across the District are higher than the national average with the average house price costing £70,000 more in Lichfield than in the West Midlands, with areas of Lichfield City and many of the surrounding villages particularly high due to the historic character of the City and the attractive nature of the surrounding villages and countryside <sup>(vi)</sup>.

Table 2.3 Average House Prices

	2009	2010	2011	2012	2013	2014	2015	2017
<b>District</b>	£206,114	£257,553	£208,808	£235,515	£229,833	£243,452	£268,247	£282,453
<b>West Midlands</b>	£158,245	£174,404	£166,993	£180,000	£188,000	£191,000	£202,397	£214,877

**2.10** Given the average house price in the District is higher than the average price in the West Midlands, affordability of houses in the District can be an issue for many people as the lowest quartile house price is 6.72 times the lowest quartile income which is higher than the averages for Staffordshire (6.33) and the West Midlands (6.54) <sup>(vii)</sup>.

**2.11** Through evidence which supports the Local Plan Strategy (adopted 2015) it was identified that Lichfield has an imbalance of housing types with high concentrations of larger, detached homes particularly in the rural areas. However, there is a notable desire for smaller properties particularly within those areas which can support first time buyers as well as enable people to stay in their communities and continue living independently as they downsize.

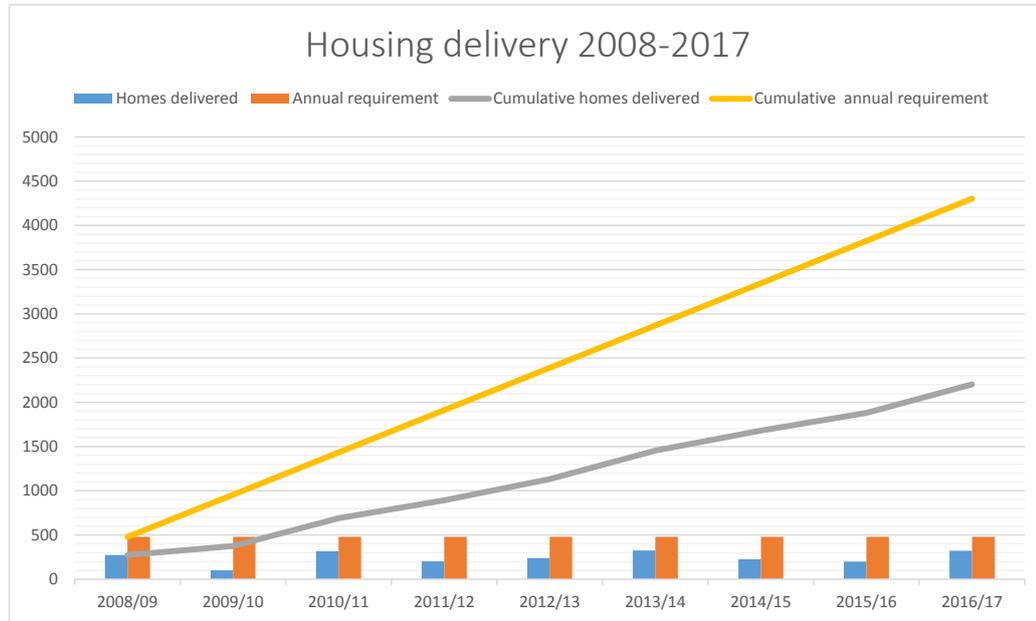
**2.12** In terms of housing delivery the Local Plan Strategy (adopted 2015) sets an overall housing requirement of 10,030 <sup>(viii)</sup> dwellings between 2008 and 2029 at an annual rate of 478 dwellings per annum. It has sought to do this through a strategy of focusing major growth within and adjoining the most sustainable settlements within the District. The Council has continually monitored housing delivery against this target through the [Authority Monitoring Report \(AMR\)](#), [Strategic Housing Land Availability Assessment \(SHLAA\)](#) and its assessment of [Five Year Housing Land Supply](#). Through this monitoring process it has been observed that a shortfall has arisen in the early part of the plan period and there is a significant disparity between the number of permissions granted and housing completions per annum. 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. Figure 2.1 below illustrates the shortfall in housing delivery when plotted against housing requirements. This indicates that delivery of residential developments, at least in the short term, has been limited within the District.

vi CLG, Hometrack and Land Registry

vii ONS - Ratio of house price to residence-based earnings March 2017

viii The total housing requirement includes 1,000 dwellings to meet the needs of neighbouring authorities.

Figure 2.1 Housing Delivery



**2.13** The Housing White Paper ([Fixing our broken housing market](#)) published in 2017 provided indication of the governments intention to introduce a Housing Delivery Test. This test is designed to ensure that local authorities and wider interests are held accountable for their role in ensuring new homes are delivered. The test will highlight whether the number of homes being built is below the targets within the local plan, provide mechanisms for establishing why and trigger policy responses where delivery is lacking. Given the Districts recent delivery profile and the governments intention to scrutinise delivery it will be important to understand why delivery of new homes within Lichfield District has been below target.

**2.14** Alongside the identified issue with regards to delivery of housing is the delivery of affordable housing. The adopted Local Plan Strategy sought 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.

### Health and Inequalities

**2.15** Lichfield District is often considered to be a relatively prosperous area in the regional and national context, ranking as low as 252 out of 326 Local Authorities for overall deprivation in 2015. Whilst it is generally true as an indication of prosperity and the health of communities that deprivation in the area is not severe, there are pockets of increased deprivation within the District, with Chadsmead and Chasetown falling within 20% of most deprived areas nationally <sup>(ix)</sup>.

Table 2.4 Indices of Multiple Deprivation

	IMD 2007	IMD 2010	IMD 2015
Rank of Average Score	258	237	252
Rank of Income	258	243	225
Rank of Employment Score	237	231	202

**2.16** Overall life expectancy at birth continues to rise on both a local and national scale. 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 2.5 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

**2.17** Lichfield benefits from having 4 leisure centres and access to swimming pools in Lichfield City and Burntwood as well as provision of privately operated swimming pools and fitness clubs. Lichfield has a wide distribution of bowling greens, playing pitches for football, cricket, hockey and tennis courts across the District although it is noted some are ageing and in need of improvement and there are some deficiencies in specific areas. Within Lichfield City Centre - Beacon Park and Stowe Pool provide football pitches, tennis courts, bowling green, golf, children's play area and areas of open space for exercise. Adjacent to Burntwood lies Chasewater Country Park set in 360 hectares around a reservoir which provides opportunities for water based activities such as water ski-ing, power boating, sailing, wind surfing as well as circular walks and full size steam train travel. The majority of our villages and neighbourhoods contain play spaces and parks.

**2.18** 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>(x)</sup>. 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.

**2.19** Lichfield is considered a safe place to live with rates of crime being lower than the national average. The average crime rate from Lichfield is 45 crimes per 1,000 population which is lower than the average for Staffordshire at 48.3 per 1,000 population <sup>(xi)</sup>

**2.20** Overall there has been a 13.7% reduction in crime over the past 6 years. However, as shown in the table below, crime rates in the District have increased between 2016 and 2017, particularly in relation to public order offences and burglary with the main concern being car key burglaries, however this follows a similar pattern exhibited across Staffordshire.

x Staffordshire Observatory, Lichfield Locality Profile 2016

xi Lichfield District Community Safety Delivery Plan 2017 - 2020

Table 2.6 Breakdown of Incidents reported between 2016 - 2017

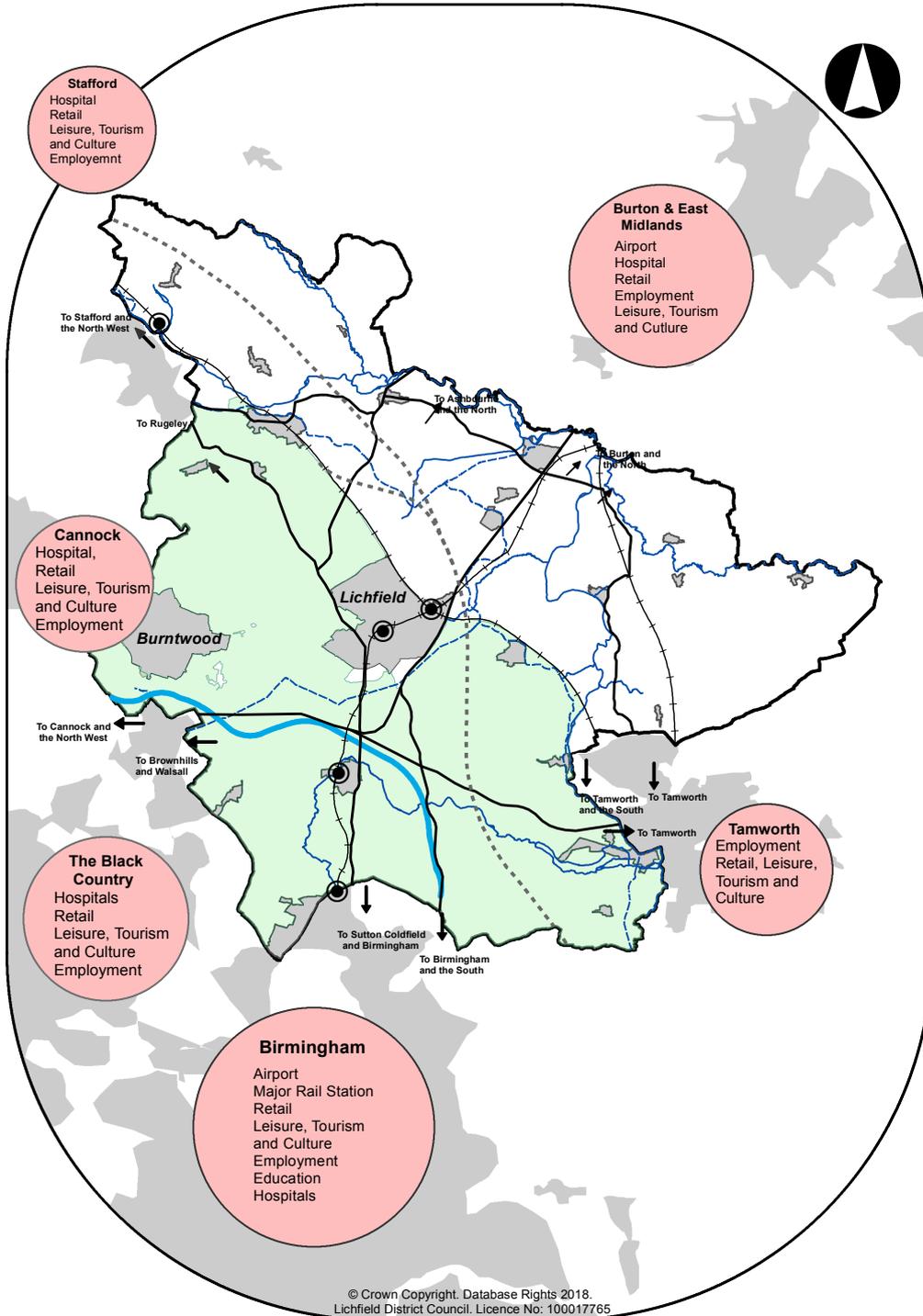
	Burglary	Other theft	Other violence against the person	Public order offences	Anti-social behaviour
Incidents reported in January 2016	181	1015	663	118	2035
Incidents reported in January 2017	263	1172	904	183	1951
Percentage Change	+ 45.3%	+ 15.5%	+ 36.3%	+ 55.1%	- 4.13

### Transport and Movement

**2.21** Lichfield 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 nationally important routes also provide important local links as they connect our outlying settlements to the wider selection of services and products available within the city centre and Burntwood town centre, and neighbouring centres at Sutton Coldfield, Tamworth and Rugeley.

**2.22** High Speed Rail 2 (HS2) will to intersect the District and connect the West Midlands with London as part of Phase 1 and the West Midlands with Crewe as part of Phase 2A. Construction on Phase 1 commenced in 2017 with the first services planned for 2026 and the first services for Phase 2A planned for 2027.

Map 2.2 Infrastructure links



- Train Stations
- M6 Toll
- Railway
- Main roads
- Canals
- HS2
- Watercourses
- Green Belt
- District Settlement
- Urban areas

**2.23** Lichfield District benefits from having 4 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. All train stations have car parks which are well used and Lichfield Trent Valley has recently completed a new car park which is proving popular and is often at capacity at peak times. However, Burntwood with its population of over 30,000 does not have direct access to the rail network along with many of the rural settlements.

**2.24** Overall 75% of households within the District are within 350 m of a half hourly or better weekday service to public transport, however this conceals that some of the rural villages have only 1-2 services a week or no scheduled bus or train service at all. Settlements with poor or no transport provision include Drayton Bassett, Colton, Longdon, Upper Longdon, Hamstall Ridware and Hill Ridware.

**2.25** Despite its public transport links, as shown in the table below <sup>(xii)</sup> a significantly high number of Lichfield Districts population use a car or van to travel to work, with 49.1% of residents commuting out of the District to work.

Table 2.7 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%
Work mainly from home	4.4%	3.0%	3.5%
Not in Employment	34.4%	37.6%	35.3%

## Education, Economy and Employment

**2.26** There are 47 schools within the District, including 6 secondary schools or colleges. Staffordshire University also offers a range of courses from its campus based in Lichfield City. The percentage of students achieving 5 or more GCSEs at A\* - C is 60.5% which is higher than the results for both Staffordshire (54.7%) and England (53.5%). <sup>(xiii)</sup>

**2.27** Lichfield District is an attractive location for people to live. It is easily accessible to the conurbation and this is reflected by the differing sectors our residents work in and what the largest sectors of employment in the District are. The District has a large portfolio of sites available for employment development at Lichfield City, Fradley, Burntwood, Fazeley, Armitage and Shenstone. Lichfield also has significantly fewer residents out of work and claiming benefits than the national average.

xii ONS, 2011 Census

xiii Department for Education

**2.28** The nature of employment in the District has changed significantly over time with the decline of traditional engineering industries and in recent years the 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. This provides the opportunity for remote working and encourages businesses to start up from home.

**2.29** The Districts 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>(xiv)</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 thus travel beyond the District to 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 2.8 Comparison of Weekly Earnings**

Gross Weekly Pay of Full-time Workers	Lichfield	West Midlands	Great Britain
Weekly earnings by resident	£659.30	£507.80	£541
Weekly earnings by workplace	£530.70	£510.20	£540.20

**2.30** Tourism is a significant part of the local economy based on the heritage, character and environment of the area, with Lichfield City being a particular focal point. There are a number of individual important attractions within the District whose future needs are factors for the Local Plan to consider as part of the review. These include Lichfield Cathedral, Drayton Manor Park and the National Memorial Arboretum which attracts growing numbers of tourists each year. The tourism sector is forecast to grow and there is believed to be a high rate of occupancy levels amongst the existing hotels, with a key aspirations for the District being to encourage people not only to visit the District but visit for a prolonged period.

**2.31** Lichfield City centre also serves as the administrative sector 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. In recent years, town centres have had to increasingly rely on an expanding food and drink sector to bring some vacant units back into active use and food operators increasingly require units which are in amongst the retail rather than taking space within a food court. Lichfield City and Burntwood will continue to be the focus for town centre uses and will need to continue to diversify and adapt in order to remain appealing and vital. Both centres have investment opportunities which will assist them in addressing the challenges facing town and city centres over the plan period.

## Historic Environment

**2.32** The historic environment of Lichfield City is one of 21 Conservation Areas within the District, with the magnificent Lichfield Cathedral in its centre. The Cathedral spires (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. A further 20 settlements within Lichfield District have Conservation Areas within them, many of them covering significant proportions of the small villages.

xiv NOMIS, Employ Jobs 2016

**2.33** The District has over 750 listed buildings, 12 of which are given the highest status of grade 1 listed, and a further 63 are listed and grade II\*. The preservation of historic sites and their settings is of great importance as they contribute to the distinctive character of Lichfield and its tourist economy. In addition to the many listed buildings and locally listed buildings and structures there are also Ancient Monuments at the former Roman settlement at Wall, within Lichfield City and within the National Memorial Arboretum all of which are publically accessible. Lichfield District is also the home of the Saxon Staffordshire Hoard discovered in 2009 and of national importance.

**2.34** Burntwood is the second largest settlement within Lichfield District and formed as a consequence of the recent growth and the amalgamation of smaller settlements from significant residential growth in the 1960's to 1990's. 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. 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 pursued by the Lichfield & Hatherton Canal Restoration Trust (LHCRT).

**2.35** Lichfield District does not have a large legacy of brownfield sites having already reclaimed and redeveloped most of those which did exist. Notably, Fazeley has opportunities for investment to enhance its historic built environment as there are a small number of historic buildings at risk. Generally the built environment is of high quality and the many Tree Preservation Orders add to the quality of place of the District.

### Landscape and Ecology

**2.36** The landscape of Lichfield 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 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.

**2.37** The mineral deposits continue to shape the landscape of the District with sites being worked along the A38/Trent/Tame corridor and further sites being safeguarded to the west of Alrewas within the adopted 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 both fluvial and pluvial (flooding due to lack of drainage capacity during high flows, leading to roads, sewers and drains flooding). 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.

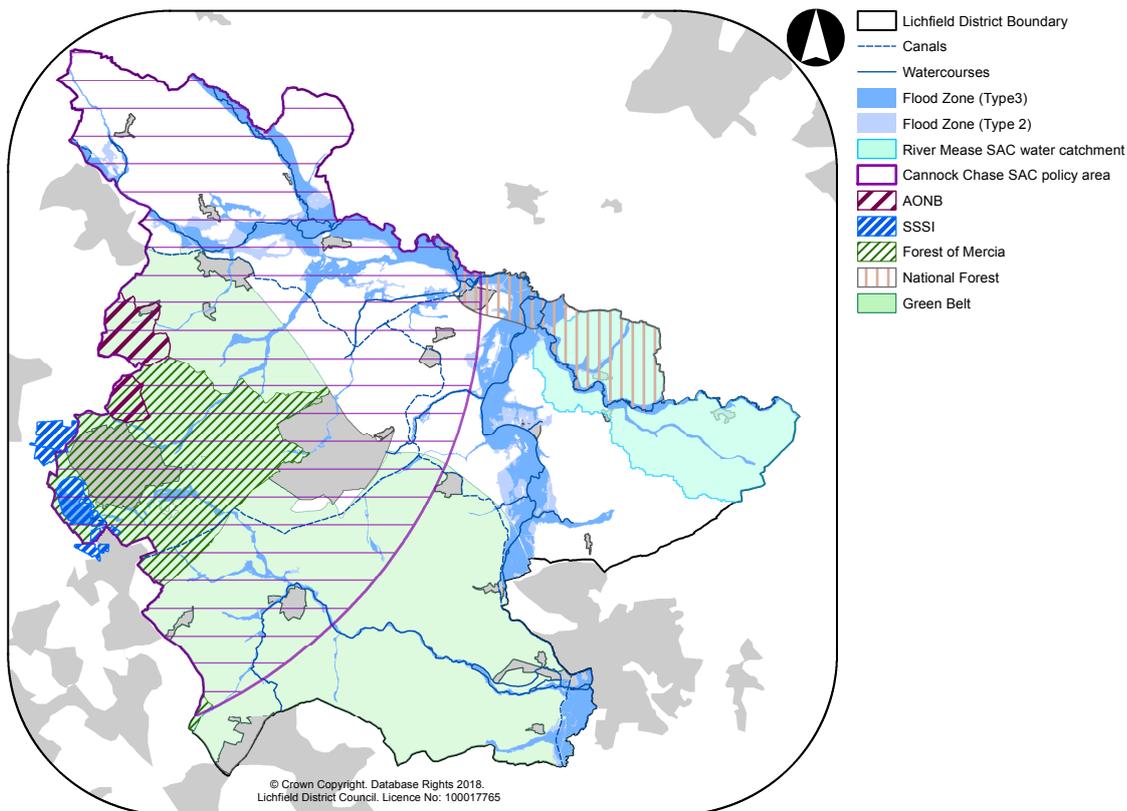
**2.38** The River Mease flows into the River Trent and supports species and habitat of European significance. It is designated as a Special Area of Conservation (SAC) and SSSI so has national and European level protection. Parts of Cannock Chase also have the same level of protection and whilst these areas do not lie within Lichfield District the actions of our residents and the use of Cannock Chase for recreation does impact upon it. 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.

**2.39** Cannock Chase was part of the hunting forest which linked with Sutton Park to the south of the District and there are areas of remnant heathland still present between the two locations including at Chasewater Country Park which has numerous Sites of Special Scientific Interest (SSSI). Elsewhere in the District there are a variety of wildlife rich habitats which are protected including Ancient Woodland, Veteran Trees and locally recognised Sites of Biological Importance (SBI).

**2.40** Our heritage and rural landscape are important to our residents and the influences of high quality agricultural land of Grade 2 and 3 can be seen in the modern agricultural buildings and practices within the countryside. During the plan period there will be some large scale impacts on the landscape and biodiversity of the District as HS2 is constructed. Opportunities will also 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.

**2.41** As shown on the map below, Lichfield District is heavily constrained. The south - eastern part of the District falls within the Green Belt and is therefore subject to Green Belt policy which restricts development except in very special circumstances. The District partially lies within Cannock Chase SAC Zone of influence, River Mease SAC water catchment 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.

Map 2.3



## Climate, Energy and Waste

**2.42** There are two Air Quality Monitoring Areas 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 Lichfield District is in line with the rest of Great Britain.

### Strengths, Weaknesses, Opportunities & Threats

**2.43** The spatial portrait and proceeding sections have highlighted some of the key characteristics of Lichfield District. These key strengths, weaknesses, opportunities and threats will help us to identify the key issues within the District which will inform our Vision and Strategic Objectives.

Table 2.9

Strengths	Weaknesses
<ul style="list-style-type: none"> <li>• Lichfield District is a desirable place to live.</li> <li>• On average Lichfield is a prosperous District and ranks well within the Indices of Deprivation.</li> <li>• Tourism plays a significant part in the District economy.</li> <li>• High life expectancy compared to regional and national averages.</li> <li>• Varied townscapes and landscapes across the District including significant heritage and cultural assets.</li> <li>• Lichfield District has a level of pupils achieving grades A*-C at GCSE.</li> </ul>	<ul style="list-style-type: none"> <li>• Lichfield has a growing population, with a higher proportion of older people than the national average.</li> <li>• The working age population within Lichfield District has decreased at a higher rate than national average.</li> <li>• There is a lack of affordable housing within the District.</li> <li>• Delivery of market and affordable housing has not met targets in the current Local Plan.</li> <li>• There is an imbalance of housing types within the District with a high concentration of larger, detached homes.</li> <li>• There are areas of deprivation within Lichfield District.</li> <li>• Many of the District's residents commute outside of the District for work.</li> </ul>
Opportunities	Threats
<ul style="list-style-type: none"> <li>• Good transport links make Lichfield District an attractive area for business investment and job opportunities.</li> <li>• Development can consolidate the sustainability of existing settlements and town centres within the District.</li> <li>• Lichfield is an attractive commuter location for Birmingham.</li> <li>• Opportunities to improve and maintain areas of biodiversity across the District.</li> <li>• Diversify and adapt the city centre and town centre.</li> </ul>	<ul style="list-style-type: none"> <li>• Pressure for housing growth from over and above the needs from within the District.</li> <li>• Increase in crime rates within the District over the past twelve months.</li> <li>• House prices within Lichfield are among the highest in Staffordshire, meaning affordability is an issue for many buyers.</li> <li>• High proportion of the residents commute to work out of the District.</li> <li>• High rates of obesity in the District.</li> </ul>

### 3 Issues

**3.1** The preparation of the Local Plan Strategy involved the identification of a series of key issues, challenges and needs which the Plan seeks to address. Whilst many of those issues remain relevant, the challenges and needs facing the District may change over time and therefore need to be considered as part of the Local Plan Review.

**3.2** The table below outlines what we can consider to be the key issues facing the Lichfield District over the plan period to 2036. These have been identified by reviewing the key issues set out in the Local Plan Strategy, as well as considering since the changing nature of the District to establish whether any new issue have emerged since the Local Plan Strategy was prepared.

**Table 3.1**

Number	Issue
Issue 1	Meeting the Strategic Housing & Employment requirements
Issue 2	Lack of affordable / specialist housing
Issue 3	Deliverability of market and affordable homes to meet needs
Issue 4	Facilitating a wider range of employment within the District
Issue 5	Responding to the changes in demographics within the District
Issue 6	Tackling pockets of deprivation within the District
Issue 7	Make Lichfield District a desirable place for business to locate and invest
Issue 8	High proportions of people commute by car to work
Issue 9	Provide a choice of means of transport
Issue 10	Ensure Lichfield District is a safe place to live and work
Issue 11	Protect Lichfield District's historic environment
Issue 12	Promote active and healthy lifestyles
Issue 13	Protect and promote the natural environment
Issue 14	Tackling the causes and effects of climate change

#### Question 8

Do you consider that we have identified the main issues facing the District? If not, are there any other issues that you think need to be explored further or addressed through the Local Plan Review?

## 4 Promoting a clear vision

### Current Approach

**4.1** The current Local Plan Strategy sets out an overall vision that describes what the District should look like by 2029 based on the spatial strategy and objectives set out in the Local Plan. The overall District wide vision was developed taking account of existing plans and strategies, along with the evidence base and the views of stakeholders and local communities.

#### Vision for the District

By 2029, residents of the District will continue to be proud of their community, experiencing a strong sense of local identity, of safety and of belonging. Everyone will take pride in the District's history, its culture, its well cared for built and natural environment, its commitment to addressing issues of climate change, and the range of facilities that it offers. Our residents will have opportunities to keep fit and healthy, and will not be socially isolated. People will be able to access quality homes, local employment, and provision for skills and training which suits their aspirations and personal circumstances. Those who visit the District will experience the range of opportunities and assets in which its residents take pride, will be encouraged to stay for longer and will 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.

New sustainably located development, and improvements to existing communities will have a role in meeting the needs of Lichfield District and will have regard to the needs arising within Rugeley and Tamworth. Such development, coupled with associated infrastructure provision will also address improvements to education, skills, training, health and incomes, leading to reduced levels of deprivation.

The natural environment within the urban and suburban areas and within the wider countryside and varied landscape areas will be conserved and enhanced, and locally important green spaces and corridors will be secured to meet recreational and health needs. Sustainable development will also 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 adverse effects of climate change.

**4.2** The current Vision focuses on town centres and key settlements as the main locations for growth, whilst protecting the natural environment and mitigating and adapting to the adverse impacts of climate change. As part of the Local Plan Review, we need to decide whether this is the same vision we want going forward or whether our vision has changed. The Local Plan also sets area specific visions for Lichfield City, Burntwood, Fradley, Alrewas, Armitage with Handsacre, Fazeley, Mile Oak and Bonehill, Shenstone and Whittington.

**4.3** The Council's Strategic Plan was published in 2016 and provides a clear focus for the Council and sets out how it will become fit for the future. The Council's corporate vision 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 and welcoming places to live.'

**4.4** Looking ahead, we need to consider how the Local Plan Strategy vision needs to be updated as part of the Local Plan Review. It is considered that that the existing vision remains broadly relevant, however it is quite lengthy and needs take into consideration the aims of the Council's Strategic Plan and incorporate any emerging issues including meeting growth associated with the Great Birmingham Housing Market Area as the Local Plan Review progresses.

#### Question 9

Do you agree that the vision and approach set out in the Local Plan remains broadly relevant?  
If not why not, and what alternative would you suggest?

## 5 Strategic Objectives

**5.1** The current Local Plan Strategy sets 15 strategic priorities which address the key issues identified in the District and guide the Spatial Development Strategy. It is likely that these objectives remain broadly relevant, however they may need to be amended to incorporate any changes as the Local Plan Review progresses.

**Table 5.1 Strategic objectives**

Number	Strategic Objective
1	<b>Sustainable Communities:</b> To consolidate the sustainability of the existing urban settlements of Lichfield and Burntwood as the District's principal service centres, together with key rural settlements and to ensure that the development of new homes contribute to the creation of balanced and sustainable communities by being located in appropriate settlements and by containing or contributing towards a mix of land uses, facilities and infrastructure appropriate to their location.
2	<b>Rural Communities:</b> To develop and maintain more sustainable rural communities through locally relevant employment and housing development and improvements to public transport facilities and access to an improved range of services, whilst protecting the character of our rural settlements.
3	<b>Climate Change:</b> To create a District where development meets the needs of our communities whilst minimising its impact on the environment and helps the District to mitigate and adapt to the adverse effects of climate change.
4	<b>Infrastructure:</b> To provide the necessary infrastructure to support new and existing communities, including regeneration initiatives in those existing communities where the need for improvements to social, community and environmental infrastructure have been identified, in particular within north Lichfield, Burntwood, Fazeley and Armitage with Handsacre.
5	<b>Sustainable Transport:</b> To reduce the need for people to travel by directing most growth towards existing sustainable urban and rural settlements and by increasing the opportunities for travel using sustainable forms of transport by securing improvements to public transport, walking and cycling infrastructure.
6	<b>Meeting Housing Needs:</b> To provide an appropriate mix of market, specialist and affordable homes that are well designed and meet the needs of the residents of Lichfield District.
7	<b>Economic Prosperity:</b> To promote economic prosperity by supporting measures that enable the local economy to adapt to changing economic circumstances and to make the most of newly arising economic opportunities.
8	<b>Employment Opportunities:</b> To ensure that employment opportunities within the District are created through the development of new enterprise and the support and diversification of existing businesses, to meet the identified needs of local people.
9	<b>Centres:</b> To create a prestigious strategic city centre serving Lichfield City and beyond, an enlarged town centre at Burntwood and a vibrant network of district and local centres that stimulate economic activity, enhance the public realm and provide residents' needs at accessible locations.
10	<b>Tourism:</b> To increase the attraction of Lichfield District as a tourist destination through supporting and promoting the growth of existing tourist facilities, the provision of a greater variety of accommodation, the development of new attractions appropriate in scale and character to their locations and the enhancement of existing attractions.
11	<b>Healthy &amp; Safe Lifestyles:</b> To create an environment that promotes and supports healthy choices. To improve outdoor and indoor leisure and cultural facilities available to those that live and work in and visit the District and to ensure a high standard of community safety, promoting healthier living and reducing inequalities in health and wellbeing.
12	<b>Countryside Character:</b> To protect and enhance the quality and character of the countryside, its landscapes and villages by ensuring that development which takes place to meet identified rural development needs contributes positively to countryside character through enhancements to the local environment and preserves the openness of the Green Belt.
13	<b>Natural Resources:</b> To protect and enhance and expand the quality and diversity of the natural environment within and outside urban areas and help realise the positive contributions which can be made to address climate change.

14	<b>Built Environment:</b> To protect and enhance the District's built environment and heritage assets (including Lichfield Cathedral), its 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 the quality of and accessibility to open space and semi-natural green spaces.
15	<b>High Quality Development:</b> To deliver high quality development which focuses residential, community and commercial facilities within the most sustainable locations whilst protecting and enhancing the quality and character of the existing built and natural environments.

#### Question 10

Do you agree that the Strategic Priorities remain broadly relevant for the Local Plan Review? Do the Strategic Priorities reflect the key issues identified? If not, how should they be changed or amended?



## 6 What types & levels of Growth are Needed?

**6.1** The following section will provide some consideration of the different types and levels of growth that will need to be considered and potentially accommodated through the Local Plan Review process. There will be a range of options which could be used to assist in the delivery of the growth requirements for the District.

### The Current Spatial Strategy

**6.2** The current Spatial Strategy for Lichfield District is set out in the adopted [Local Plan Strategy](#). It focuses the majority of growth at the most sustainable locations in the District, namely Lichfield City, Burntwood, east of Rugeley, north of Tamworth and Key Rural Settlements comprising of Fradley, Alrewas, Armitage with Handscare, Fazeley, Shenstone and Whittington. The strategy also promotes the efficient use of available land by prioritising brownfield land for both residential and employment development. The settlement hierarchy of the adopted Local Plan Strategy is summarised at table 6.1 below.

**6.3** With regards to residential development a significant proportion of growth was directed to the most sustainable locations through the identification of a number of Strategic Development Allocations (SDAs) and a Broad Development Locations (BDL) which provide for a majority of the Districts Growth. The Local Plan Allocations document sought to identify further, non strategic, allocations to delivery the remaining housing requirement inline with the Spatial Strategy identified within the adopted Local Plan Strategy.

**6.4** Employment growth has primarily been focused on the existing employment areas within Lichfield City and Burntwood and at Fradley Park. The Local Plan Strategy identified a new employment allocation within the South of Lichfield Cricket Lane SDA and further small scale allocations are identified within the Local Plan Allocations document. The Local Plan Allocations document makes provision for approximately 6.5 hectares of employment land to meet the unmet needs arising from Tamworth.

**Table 6.1 Adopted settlement hierarchy**

Area	Hierarchy	Residential	Employment	Centres
Lichfield City	Strategic Centre	Focus for approx. 35% of residential growth including SDAs and additional allocations through Local Plan Allocations.	Employment through implementation of commitments and redevelopments at existing employment areas. SDA to provide employment allocation.	Major growth in town centre/city centre uses.
Burntwood	Other Large Centre	Approx. 9% of residential growth including SDA and additional allocations through Local Plan Allocations.	Employment through implementation of commitments and redevelopments at existing employment areas.	Town centre uses to meet local needs.
Rugeley (East of)	Neighbouring Town	Approx 12% of residential growth including SDA and additional allocation through Local Plan Allocations (Includes 500 dwellings to meet the needs arising from Rugeley).	Employment through implementation of commitments.	Not covered within Lichfield District Local Plan.
Tamworth (North of)	Neighbouring Town	Approx 10% of residential growth through BDL and allocations through Local Plan Allocations (includes 500 dwellings to meet the needs arising from Tamworth).	Not covered within Lichfield District Local Plan.	

Area	Hierarchy	Residential	Employment	Centres
Fradley	Key Rural Settlements	Approx. 12% of residential growth including SDA and additional allocations through Local Plan Allocations.	Focus for employment creation through implementation of existing commitments and redevelopments at existing employment areas. Additional allocations for employment use through Local Plan Allocations.	Retention of local services and facilities to meet the needs of local population and smaller outlying villages.
Alrewas		Approx. 22% of residential growth primarily focused on Key Rural Settlements. Allocations through Local Plan Allocations.	Focus for rural employment creation and diversification.	
Armitage with Handsacre				
Fazeley, Mile Oak & Bonehill				
Shenstone				
Whittington	Other Rural	Focus for rural employment creation and diversification.	Look to key rural settlements for local services and facilities.	
Clifton Campville; Colton; Drayton Bassett; Edingale; Elford; Hamstall Ridware; Harlaston; Hill Ridware; Hopwas; Kings Bromley; Little Aston; Longdon; Stonnall; Upper Longdon; Wigginton				

**6.5** A continuation of the current Spatial Strategy provides one possible growth option which could be considered through the Local Plan Review. Further growth options are proposed in subsequent sections of the document.

**6.6** The Local Plan Review provides the opportunity to review the current strategy to ensure the District meets the growing needs of its community going forward.

### Future Growth - Housing

**6.7** The NPPF sets the national agenda for housing, calling for a significant boost to national housing supply. It states that Local Authorities should meet the full objectively assessed needs as far as is consistent with the policies in the NPPF.

**6.8** The current Local Plan Strategy sets out to deliver 10,030 dwellings between 2008 and 2029 which includes the provision of 500 dwellings to meet the needs arising from Rugeley (within Cannock Chase District) and 500 dwellings to meet the needs arising from within Tamworth Borough. The overall target equates to an annual target of approximately 478 dwellings per annum with the requirement for Lichfield District being 430 of these dwellings each year. This requirement is based upon evidence within the [Southern Staffordshire Districts Housing Market Needs Study & SHMA](#) which was prepared in support of the Local Plan Strategy and Allocations documents. This provided a detailed assessment of the housing requirements of Lichfield, Cannock and Tamworth and was used in determining the Objectively Assessed Need (OAN) for each of the three authorities within their currently adopted Local Plans.

**6.9** The Council monitors housing delivery against this target annually through its [Authority Monitoring Report \(AMR\)](#), [Strategic Housing Land Availability Assessment \(SHLAA\)](#) and assessment of [five year housing land supply](#). The latest assessment shows that whilst a backlog of housing has arisen in the

early years of the Plan, Lichfield has a five year supply of sites capable of being delivered within the next five years which would remedy this shortfall and ensure the identified needs are met over the Plan period.

**6.10** At the national level, the Housing White Paper, released in February 2017, set out the Government's proposals for a new approach to assessing housing need. This was followed in September 2017 by a consultation on a proposed new methodology for calculating housing need. The consultation "Planning for the Right Homes in the Right Places" set out a number of proposals for enhancing housing delivery in Britain. One of the key proposals in this document was a revised methodology for calculating housing needs. The aim of the new methodology is to simplify the approach to assessing housing needs, utilising publicly available data. In summary the proposed approach consists of three components, a demographic baseline, which is then modified to account for market signals (an affordability factor) and a cap on the level of increase identified.

**6.11** Following the new proposed methodology a figure of 340 dwellings per annum (dpa) is identified for Lichfield District. Whilst this is substantially lower than the current adopted housing target of 478 dpa, it needs to be remembered that this is only a consultation proposal and the methodology may change.

#### **Needs arising from neighbouring authorities**

**6.12** The NPPF requires authorities to assist in meeting the unmet needs arising in neighbouring areas where it is reasonable to do so having regard to the principles of sustainable development. In responding to this requirement Lichfield agreed to accommodate some of the housing needs arising in Tamworth and Cannock Chase in the adopted Local Plan Strategy. The Local Plan Strategy and Allocations documents acknowledge that an early or partial review of the Lichfield Local Plan Strategy would need to be advanced to consider how the District can assist in meeting any unmet need arising from neighbouring authorities.

**6.13** Lichfield is part of a wider Greater Birmingham Housing Market Area (HMA), which comprises, in addition to Birmingham itself, the Black Country, Bromsgrove, Redditch, Solihull, North Warwickshire, Tamworth, Lichfield, Cannock Chase, South Staffordshire and parts of Stratford-on-Avon.

**6.14** In 2013 Peter Brett Associates were commissioned to produce a Strategic Housing Needs Study to assess the future housing requirements of Birmingham and the Black Country HMA, and to identify scenarios to provide for additional housing to meet any shortfall, including any unmet needs within Birmingham. The results of this were published in stages. The [Stage 2 report](#) published in November 2014 defined the sub-regional HMA and assessed housing need over this area from 2011-2031. The [Stage 3 report](#), published in August 2015, sought to consider at a high level where the supply shortfall could be accommodated.

**6.15** The study concluded that the supply of brownfield land across the HMA is finite, and that even after all suitable brownfield land has been developed there will still be a shortfall in unmet housing needs. This means that the majority of the shortfall is likely to have to be met on green field sites, including land currently designated as Green Belt. Urban extensions were identified as the most likely scenario for addressing the shortfall. The potential for new settlements could assist in meeting the shortfall but due to long lead in times this was not seen as the most feasible option. One of the key recommendations of this work was for a consistent evidence base in relation to the Green Belt being advanced across the HMA.

**6.16** Following on from this Stage 3 Report the authorities in 2017 commissioned a further Birmingham [Strategic Growth Study](#) to build on the earlier work by considering strategic growth options and locations in more detail to try and meet housing needs within the HMA. This Study considers applying consistent density assumptions across the HMA, potential deliverable land outside the Green

Belt, potential deliverable previously used land in the Green Belt and a review of other Green Belt land. The study concludes that it would be reasonable to assume minimum densities of 40 dwellings per hectare (dph) in the conurbation (Birmingham and the Black Country) and densities of 35 dph in other parts of the HMA. This approach would yield additional supply of 13,000 dwellings over the period to 2031.

**6.17** However, even with the increased density assumptions proposed above there is a need to identify more land suitable for development. The Strategic Growth Study identifies a number of areas of search for authorities to consider through their plan-making function. The areas of search for suitable housing land is discussed further in Section 7 7 'Where should Growth Take Place?'

**6.18** The Birmingham Strategic Growth Study considers the proposed new standardised methodology across the HMA. It states that the proposed methodology would show a need for 10,300 dpa across the HMA. It notes that the figures are significantly influenced by the cap (Stage 3 of the methodology) which reduces Birmingham's identified need substantially. It may be that the final methodology is amended following consultation but as yet this is unknown.

**6.19** Whether considering need at the District or the HMA level it would appear that the proposed new methodology may reduce the identified housing needs for the District. As stated in the Strategic Growth Study the methodology for calculating housing need is currently in a state of flux and as such it is difficult to draw firm conclusions at this point in time. However, it is likely to be an unmet shortfall in housing arising within the HMA, an element of which will fall to be delivered in Lichfield.

#### Question 11

Do you think the Local plan Review should consider the inclusion of a density policy?

#### Question 12

How should Lichfield District Council assist in meeting unmet needs arising from within the GBHMA?

#### Self - build and Custom housebuilding

**6.20** The terms 'self build' and 'custom build' are used to describe situations where individuals or groups are involved in creating their own home.

**6.21** The Self Build and Custom Housebuilding Act 2015 requires authorities to keep a register of self and custom builders who are seeking to acquire suitable land to build their own home. The self-build register provides an indication of demand for self-build and custom house building in the District. Local authorities are also required to grant planning permission for enough serviced plots to meet this demand. Lichfield District Council has prepared and continues to update its register. The level of demand for such plots is established by reference to the number of people added to the self-build register during a base period, with these base period running from 31 October to 30 October each year. The Council then has three years in which to grant permission for the equivalent number of self-build plots for the number of people registered within that base period. Delivery against these targets will be monitored through the [Authority Monitoring Report](#).

**6.22** The current Local Plan Strategy does not set out a policy for self-build. The Local Plan Review will need to promote and encourage self build and custom build development within Lichfield. It is considered that there are two primary options to provide for the self-build and custom housing building need within the District:

- The first option is to identify and allocate specific sites for the provision of serviced plots which would be made available to self-build and custom house building; or
- The second option is to have a policy to require a proportion of specific developments to be provided as serviced plots for the provision of self-build and custom house build.

**6.23** The provision of such homes should also be in conformity with the spatial strategy which will be identified within the Local Plan Review. This will ensure that any new residential properties delivered through these mechanisms should be sustainably located and in accordance with the local plan.

#### Question 13

Should the Local Plan Review identify specific sites for the provision of self-build and custom house building plots? And/or should the Local plan Review require certain developments to provide a proportion of their site as serviced plots to be made available for self-build and custom house building?

#### Question 14

Are there any other options which could be used to assist in meeting an identified self-build and custom house build need?

### Gypsy, Travellers & Travelling Showpeople

**6.24** A National Planning Policy for Traveller Sites document requires all Local Authorities to set targets for new pitches and plots. Local Authorities must also identify and maintain a five-year supply of sites in order to meet their targets for both new and permanent residential and transit pitches.

**6.25** A [Gypsy and Traveller Accommodation Assessment](#) (GTAA) which informed the Local Plan Strategy identified the need for 14 residential pitches and 5 transit pitches within the District to 2029. The GTAA was previously prepared jointly in 2012 with Tamworth Borough Council and will need to be updated and the Local Plan Review will need to identify suitable pitches and plots to meet the arising needs of Gypsy, Travellers and Travelling Show People across the plan period. Policy H3 of the Local Plan Strategy provided a criteria based approach to determining planning applications and allocating sites for Gypsy and Traveller provision. This policy focused on providing sites in sustainable locations within or adjacent to Lichfield, Burntwood, the Key Rural Settlements or close to the A5 or A38 corridors.

**6.26** The District Council prepared a [Gypsy & Traveller Methodology Paper](#) 2016 in support of the Local Plan Allocations document. This sought to identify potential sites to meet the pitch requirement set out within the Local Plan Strategy. The document did not identify sufficient sites to meet the need identified within the Local Plan Strategy, as such there is the possibility that the identification of sites to meet any identified need for Gypsy and Travellers may continue to be a challenge.

#### Question 15

Should the Council continue to prioritise sustainable settlements and the A5 and A38 road corridors for the potential provision of sites to meet the identifiable need for Gypsy & Traveller sites? If not where would other potential options be located?

#### Question 16

The Gypsy and Traveller Accommodation Assessment was previously jointly prepared with Tamworth Borough Council. Do you consider the combined area of Lichfield District and Tamworth Borough is appropriate for the update, if not what other geography do you consider should be assessed and why?

### Future Growth - Economic Growth

**6.27** The Local Plan Review will need to set a target for new jobs created over the plan period, this will be informed by projected population growth, the number of people likely to be of working age, economic trends and the number of people living in the District. This will be converted into the amount of land required within the District. An Employment Land Review will be undertaken to take an in depth look at employment land requirements and potential future locations.

**6.28** The adopted Local Plan focused employment developments on the existing employment areas across the District which are primarily located within Burntwood and Lichfield City. The existing employment areas within Lichfield City are primarily located along the eastern edge of the city, including the large proposed development of Liberty Park which is located directly east of Lichfield Trent Valley train station. There are also a number of smaller industrial areas located within the city's urban area. At Burntwood the existing employment area is located to the west of the town, bounded by Chasewater country park. A further major focus for employment growth has been Fradley Park, a large employment area to the south of Fradley and centred around the former RAF Lichfield airfield. The development of Fradley Park has created a large employment area providing a wide range of employment opportunities with many focused on the distribution sector.

**6.29** The Local Plan Review will enable the District Council to consider whether a continuation of this strategy is appropriate or whether alternative options for the provision of employment land should be explored. Potential options for this are considered in the Growth Options section of this document. These options have been informed by the [Employment Land Availability Assessment](#) (ELAA) which provides an indication of where additional options may be located.

## Centres

**6.30** The existing Local Plan identifies two key centres in Lichfield City and Burntwood to be the focus of retail, leisure, office and cultural facilities and sets out a 'hierarchy of centres' for the District. The hierarchy is as set out below. The NPPF sets out the main land uses which are considered to be appropriate for town centres, including retail, office and residential uses.

**Table 6.2 Hierarchy of centres**

Hierarchy of Centres	Indicative Location
Strategic Centre - with many shops, services, employment and entertainment which service a much wider catchment than just the local population.	Lichfield City
Town Centre - shops and services primarily serving local catchments but providing for main weekly convenience shopping.	Burntwood
Key Rural Centres - shops and services for day to day needs within villages to serve the wider rural area.	Alrewas, Armitage with Handsacre, Fazeley, Fradley, Shenstone & Whittington.
Neighbourhood centres (including those proposed within the Local Plan Strategy).	Across Lichfield & Burntwood.

**6.31** As is identified through the review of current policies (Appendix B 'Review of Existing Local Plan Policies') the Local Plan Allocations document includes revised policies relating to Lichfield City Centre and Burntwood Town Centre. These policies are proposed to replace the specific policies within the Local Plan Strategy which detail the office and retail requirements for both of the larger centres identified within the District. These policies are supported by the [Lichfield Centres Report](#) which was published in 2017 as part of the evidence base supporting the Local Plan. These policies can be read within the [Local Plan Allocations](#) document.

**6.32** The existing Local Plan seeks to promote Lichfield City 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 through redevelopment opportunities identified in the City Centre whilst retaining the special architectural and historical character of the City.

**6.33** Lichfield City Centre will be the focus for new office, leisure and shopping development. The Policies Map which accompanies the existing Local Plan defines the extent of the city centre boundary, primary shopping area and primary and secondary frontages.

**6.34** The Primary Shopping Area (PSA) is 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 PSA 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 Plan Strategy (2015) Policy E1.

**6.35** 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.

**6.36** It should also be noted that the nature of retail and shopping is constantly changing which can affect our high streets and centres, particularly with the impact of internet shopping. Policies will need to be flexible and adaptive to the changing nature of high streets to enable centres to thrive in the future.

**6.37** 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 1,000 m<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.

**6.38** In Burntwood the focus will be on the creation of a vibrant and diverse town centre, through regeneration. The town will be promoted as an area of increased and more diverse economic activity, to include new retail, employment, leisure, residential, recreational, health, educational resources and improvements to its environmental quality and public realm. These uses, together with enhancements to pedestrian linkages and public transport facilities, will further assist in the regeneration of the area and help to meet the needs of the residential population of the town.

**6.39** To assist in this regeneration, Burntwood will be a main focus for investment, including public and private sector funding. Specific projects that have been identified as part of a package of measures to deliver Burntwood's town centre regeneration are detailed within the [Infrastructure Delivery Plan](#).

**6.40** Employment opportunities will be maximised to encourage Burntwood residents to be able to access a range of locally accessible opportunities suitable to their skills and aspirations. Support will be given for an enlarged town centre to meet local needs as defined on the Policies Map which accompany the existing Local Plan. 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.

**6.41** The review of the Local Plan provides the opportunity to consider whether other development plan documents would be appropriate within its administrative area. Given the strategic importance of the Districts two primary centres it is considered that it may be appropriate to produce supporting Development Plan Documents (DPDs) (such as Area Action Plans, Development Briefs or Supplementary Planning Documents) for each of the centres. These DPDs could be used to provide a detailed policy framework to encourage the future development of the centres through the inclusion of general guidelines and specific site allocations.

### Question 17

Do you agree that the retail and office requirements as set out within the Local Plan Allocations document, based upon the Lichfield Centres Study, remain appropriate for the purposes of the Local Plan Review?

**Question 18**

Do you agree that the District Council should consider progressing supporting Development Plan Documents (such as Area Action Plans, Development Briefs or Supplementary Planning Documents) for Lichfield City Centre and Burntwood Town Centre as a part of the Local Plan Review? Do you think there are any other locations within the District which would benefit from the production of further DPDs?

**Question 19**

Are there any other types of development that we need to consider?

**Infrastructure Delivery**

**6.42** The provision of infrastructure will have a large impact on the location and scale of new development in the District. It is essential that infrastructure is provided and delivered to ensure that new development is sustainable and well connected. An update to the [Infrastructure Delivery Plan](#) (IDP) will be used to inform the new development strategy. The provision of infrastructure will have a large impact on the locations and scale of new development in the District. It is essential that infrastructure provision is delivered to ensure that new development is sustainable and well connected. An IDP will be produced to support this process. Appendix D explains further the role of the IDP in the development process and also outlines the steps the District will take to ensure it understands and plans for appropriate infrastructure to enable sustainable development. The appendix includes a number of questions specifically related to infrastructure.

**Question 20**

Are there any other types of development that we need to consider?

## 7 Where should Growth Take Place?

**7.1** The review of existing Local Plan Policies and Section 6 'What types & levels of Growth are Needed?' have illustrated that there is a need for the Council to revisit the Spatial Strategy through the Local Plan Review to take account of the growth requirements including the growth needs arising in the wider Housing Market Area.

**7.2** The following sections will present a number of broad-strategic options which could be considered alone or in combination as potential spatial strategies to deliver the growth requirements of the District. These options have been split into 'Residential Growth Options' and 'Employment Growth Options' to clearly illustrate the potential options for these two key areas for growth. Clearly, the overall spatial strategy will encompass all types of growth and as such though this are dealt with individually within the following sections the two are intrinsically linked.

### Residential Growth Options

**7.3** With regards to possible residential growth options it is vital to consider the most recent evidence in terms of housing need and potential options to meet that need. The evidence which has been prepared to assess the unmet need within the GBHMA represents a suitable starting point for the consideration of options.

**7.4** The [Strategic Housing Needs Study \(Stage 3\)](#)<sup>(xv)</sup> concluded that there were six broad scenarios which should be explored across the GBHMA to accommodate distribution of the housing shortfall. The broad options considered were:

- Intensification;
- Peripheral urban extensions;
- Public transport corridors;
- Dispersed growth;
- Enterprise; and
- New towns/settlements.

**7.5** Each of these options could impact Lichfield in different ways and affect where growth might take place. The Stage 3 Study was a high level document which drew conclusions around the necessity for HMA authorities to consider the above options. The main recommendation it made was in respect of the scope to provide for urban extensions. It also emphasised the need for a comprehensive Green Belt review across the HMA as it is clear that the options noted above could have implications for the Green Belt within the HMA.

**7.6** The subsequent [Greater Birmingham Strategic Growth Study](#) builds on the initial work undertaken in the Stage 3 Study and identifies more precise options for how the shortfall could be met across the HMA and within the individual authority areas. The Strategic Growth Study identifies 24 Areas of Search, 6 of which relate to Lichfield District:

- East of Lichfield (Urban Extension);
- Around Fradley & Alrewas (New Settlement);
- North of Tamworth (Urban Extension);
- North of Walsall around Brownhills (Urban Extension);
- North West of Tamworth (Urban Extension); and
- Around Shenstone (New Settlement).

**7.7** Having identified the 24 areas of search these were then considered against five shortlisting and prioritisation criteria; how close the area is to the unmet need, relationship to public transport, sustainability, impact on the greenbelt, and deliverability. The Strategic Growth Study is clear that the inclusion of an area of search within the document does not indicate that these areas could or should be brought forward for development. The areas highlighted in the Study will be reflected in the Local Plan making process undertaken by each of the Local Authorities in the HMA. The areas of search listed in the Study are intended to provide an input into the development of Local Plans.

**7.8** The Study found that of the 24 sites assessed the 'North of Tamworth', 'East of Lichfield' and 'Around Shenstone' growth options were among the strongest performing areas of search which should be taken forward for further analysis through the Plan making process. The Study suggested that further work would be needed relating to the feasibility of developing these areas, the scale of the development and the likely timeframes. Whilst the Strategic Growth Study identifies these three options as being amongst the strongest scoring the District Council considers it would be appropriate to consider all options identified within the Study at this stage of the Local Plan Review.

**7.9** Indeed, it will be important to consider other potential options alongside those identified through the Strategic Housing Needs Study and the Strategic Growth Study. As such the number of additional suggested options have been derived from the analysis informing this Scope, Issues & Options document and its supporting evidence base.

**7.10** This Scope, Issues & Options document is the first stage of the Local Plan Review process in Lichfield District. Given that the level of growth being planned for is changing, it is sensible to also consider whether the current spatial distribution is also still appropriate. The current spatial strategy sets a settlement hierarchy and apportions development within that hierarchy, with greater levels of development taking place at the larger, more sustainable settlements.

**7.11** There are a number of different options of how to distribute growth in the District, not least those suggested in the Strategic Growth Study. The Council is proposing to consider four broad spatial options for the strategic distribution of housing growth in the District which encompass those options presented within the Strategic Growth Study:

- Residential Growth Option 1: Town focussed Development;
- Residential Growth Option 2: Town & Key Rural Villages Focussed Development;
- Residential Growth Option 3: Dispersed Development; and
- Residential Growth Option 4: New Settlement Development.

**7.12** It is acknowledged these are four very broad spatial options for growth and a number of sub-options exist. It is possible that the Spatial Strategy which is promoted as part of Local Plan Review will need to comprise of a combination of options.

### **Economic Growth Options**

**7.13** Alongside the residential growth options the District Council considers the following two growth options for employment growth require consideration. As with the residential options these two options include a continuation of the existing strategy alongside options to consider new locations for growth which have been informed by the Local Plan's evidence base:

- Employment Growth Option 1: Expansion of existing employment locations; and
- Employment Growth Option 2: New locations.

**The Options presented in the following section may not be exhaustive. The symbols used on the illustrative maps do not reflect specific sites and should be considered to reflect broad strategic areas. The diagrams are intended to be illustrative of the broad option in question.**

**For clarity, the symbols on the illustrative maps are denoted yellow if it is an option identified through the Strategy Growth Study and red if it is a potential other option identified through this document.**

**7.14** There are obviously opportunities and challenges in relation to each option. Due to the relatively early stage in the Plan making process the spatial options are not fully developed and as such the full implications of each option cannot be identified. However, the Council is keen to gather views on the various broad options currently being considered.

**7.15** The following sections of this document provide a summary of what each option could look like and the various opportunities and challenges that each may present. There may be additional opportunities or challenges that the Council has not identified and we would welcome feedback on what you consider these to be for each option.

**7.16** Whilst each of the spatial options are presented as separate approaches, they are not mutually exclusive and it is possible that any final choice may be an amalgamation of different spatial options. Whilst the residential and economic growth are presented separately any potential options and the final growth strategy will be a combination of these options and how they related to one another.

## 8 Residential Growth Option 1: Town Focused Development

**8.1** This option would see the majority of growth focused upon the major settlements within and adjacent to the District. Growth would be likely to be delivered within the existing urban areas of such settlements, including re-use of brownfield sites, increasing densities where appropriate and redevelopment opportunities. This option could potentially involve the identification of suitable sustainable urban extensions. The use of urban extensions is one of the main options advocated by the Birmingham Strategic Growth Study. As the two largest urban settlements in the District, Lichfield and Burntwood would likely receive the largest allocations for future development growth under this option. There are also opportunities for urban extensions to towns that sit just outside Lichfield District's boundary, with those extensions being located within the District. Only limited development would be permitted in other smaller settlements and in villages and the rural area.

**8.2** This option, as with all options, would seek effective use of land, through exploring opportunities for redevelopment, use of brownfield sites and increasing densities where appropriate. The District Council recently undertook an [Urban Capacity Assessment](#) to identify the likely deliverable supply of sites within the existing urban areas for the purposes of the Local Plan Allocations document. This assessment concluded that there was a finite supply of capacity within the existing urban areas and as such to meet the needs of the existing Local Plan some sites would need to be considered beyond the existing urban areas. Whilst further urban capacity may be identifiable within the Local Plan Review plan period this is unlikely to be sufficient to meet all of the future housing requirement. As such the sustainable extension of existing settlements will need to be considered.

**8.3** In total, approximately half of the District is covered by Green Belt. As such any extension to settlements could be restricted by the Green Belt. The District Council will undertake a comprehensive Green Belt review as part of the evidence supporting the Local Plan Review.

**8.4** The Strategic Growth Study identifies urban extensions as one of the potential options to assist in meeting housing need within the HMA and identifies a number of potential extensions which fall within Lichfield District. It defines such extensions as areas capable of delivering upward of 1500 dwellings, however the adopted Local Plan included urban extension of a much smaller scale, as such this option could include urban extensions at varying sizes and scales. This growth option incorporates those options identified within the Strategic Growth Study along with a number of other options identified by the District Council.

**8.5** The areas for consideration of town focused development, which may include sustainable urban extensions is as follows:

- Lichfield City (including potential urban extensions and/or specific urban extension identified within the Strategic Growth Study);
- Burntwood (including potential urban extensions);
- North of Tamworth (including potential urban extensions and/or specific urban extensions identified within the Strategic Growth Study);
- North-west of Tamworth (including potential urban extensions and/or specific urban extensions identified within the Strategic Growth Study);
- Land around Brownhills (including potential urban extensions identified within the Strategic Growth Study);
- Rugeley (including potential urban extensions within Lichfield District); and
- Little Aston/Sutton Coldfield/Birmingham (including potential urban extensions within Lichfield District).

**8.6** In addition to potential options in and around the city, the area to the east of Lichfield City is identified in the Birmingham Strategic Growth Study as a potential area for a strategic urban extension. The land East of Lichfield is substantially free from nationally significant constraints (as identified in the NPPF as restricting development<sup>(xvi)</sup>), close to existing facilities and services, and has good transport links. Options within this broad area would fall within the Cannock Chase SAC 15km zone of influence which means development here may have an effect on the protected site, however, this is capable of being mitigated and would not preclude development.

**8.7** As the second largest town in the District Burntwood would be a potential focus for growth under this option. As with Lichfield City development would be focused on the existing urban areas of the town along with consideration of sustainable urban extensions. Burntwood is located entirely within the Green Belt, as such were extensions to Burntwood to be considered this would require consideration of the release of land from the Green Belt. There is a requirement for the Council to update its Green Belt Review to support the new Local Plan.

**8.8** Tamworth is a large town directly adjoining the south-eastern boundary of the District. The adopted Local Plan sought to assist Tamworth Borough in meeting their housing needs (and in part the needs of Lichfield District) through the identification of an urban extension to the north of Tamworth within Lichfield District. The areas to the North and North West of Tamworth are identified in the Birmingham Strategic Growth Study as potential areas for strategic urban extensions. Whilst Tamworth town is in a different Borough the urban extension could sit within Lichfield District, this area of the District is free from nationally significant constraints. This option is highlighted in the Study as one of the strongest performing options that the Study considered. There is an area of high flood risk (Flood zone 3) to the west of the proposed growth area but this is not considered to restrict the potential for an urban extension. The area is close to existing services and facilities in Tamworth and has good road and rail links to the wider HMA. Selection of this option would require close engagement with Tamworth Borough Council to ensure necessary infrastructure in Tamworth town is secured.

**8.9** A further area identified in the Birmingham Strategic Growth Study as a potential area for a strategic urban extension that may affect Lichfield in the area North of Brownhills in Walsall. Whilst this area primarily sits outside of Lichfield District there is the potential for this growth area to extend into Lichfield District. The Green Belt designation covers all land in this area (within Lichfield) and as such any future Green Belt Review would need to consider the suitability of land in this area for release.

**8.10** The final two areas which may see growth under this option are Land North of Rugeley and Land North of Sutton Coldfield. Both of these locations sit outside of Lichfield District but significant growth in these areas may impact on land within Lichfield. The selection of a strategic option that focused growth in these areas would have to be a joint decision taken with the adjoining Local Authority to deliver growth in this location. The Land North of Sutton Coldfield is currently covered by the Green Belt designation and this would need to be considered in the Green Belt Review.

**Table 8.1 Opportunities & Challenges**

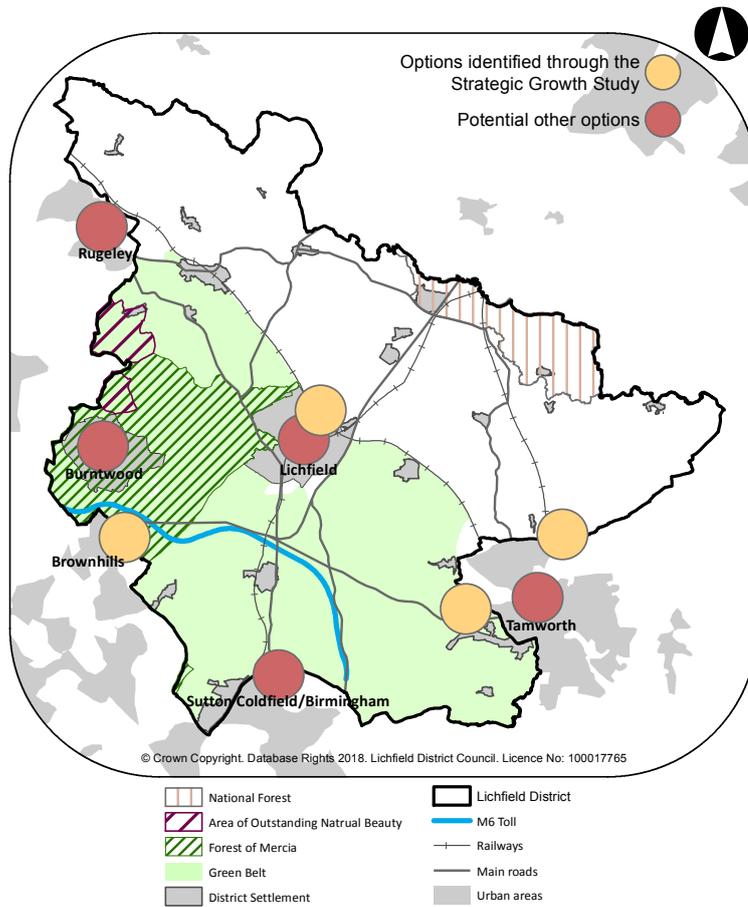
Opportunities	Challenges
<ul style="list-style-type: none"> <li>• New housing focussed within/adjoining the built up area;</li> <li>• Development takes place close to where the need arises;</li> </ul>	<ul style="list-style-type: none"> <li>• Rural areas could stagnate due to lack of activity, increasing issues of affordability;</li> <li>• Potential that insufficient land available outside of the green belt;</li> </ul>

xvi Areas of Outstanding National Beauty, Flood Zone 3, Special Areas of Conservation, Special Protection Areas, Sites of Special Scientific Interest, National Nature Reserves, Regionally Important Geological Sites, Ancient Woodland, Safety Safeguarding Zones, Scheduled Ancient Monuments, Registered Historic Parks & Gardens, Green Belt and areas of Ground Instability

8 Residential Growth Option 1: Town Focused Development

Opportunities	Challenges
<ul style="list-style-type: none"> <li>Urban areas are generally better served by public transport and additional growth can help support services;</li> <li>Development sites likely to be closer to areas of employment; and</li> <li>Much of the infrastructure is already in place (though it may require improvement/expansion).</li> </ul>	<ul style="list-style-type: none"> <li>Potential lack of green space close to where people live;</li> <li>Increased pressure on services;</li> <li>Potential impact on historic assets; and</li> <li>Potential requirement for consideration of Green Belt boundaries.</li> </ul>

Map 8.1 Option 1: Town Focused



Question 21

Do you think that focusing development around the existing main urban areas is an appropriate option for growth?

**Question 22**

Are there any other opportunities or challenges that should be considered for this option?

## 9 Residential Growth Option 2: Town & Key Rural Villages Focused Development

**9.1** This option would take a similar form to option 1, in that development would still be focused on the main urban areas, however, this would likely be at a slightly reduced scale, to account for modest growth at a number of key rural villages and settlements. This option represents a continuation of the spatial strategy of the existing Local Plan, although other potential options for town focused growth (as set out in option 1) could also be considered.

**9.2** The key rural settlements are identified in the adopted Local Plan as Fradley, Alrewas, Armitage with Handsacre, Fazeley, Shenstone and Whittington. These villages are regarded as having a range of employment, retail, social and community facilities. There would be very limited development in other settlements and rural areas outside this hierarchy of key settlements. The District Council has previously undertaken an assessment of the sustainability of rural settlements to inform the spatial strategy of the adopted Local Plan, this was updated in 2016 through the [Rural Settlement Sustainability Study](#). This assessment considered all rural settlements within the District and supports the identification of the Key Rural Settlements within the adopted Local Plan.

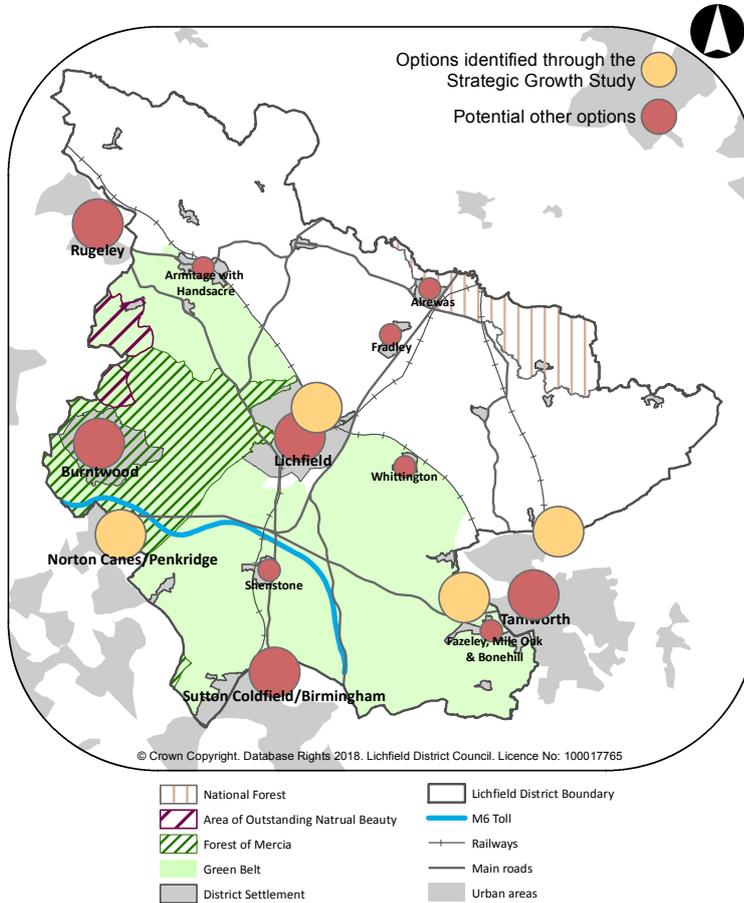
**9.3** The approach of distributing housing needs across a hierarchy of settlements is the option that most broadly aligns with the Council's current adopted spatial strategy. This option could incorporate elements of the options considered in the Birmingham Strategic Growth Study for example one or more of the urban extensions considered under option 1 or elements of those options which will be considered in the following sections. As with option 1 this option would focus development on the existing urban areas of the settlements identified, where such settlements are considered to have limited urban capacity there may also be a need to consider sites for growth beyond the existing village settlement boundaries.

**9.4** Aside from Fradley and Alrewas all of the identified Key Rural Settlements are within or have part of the settlement within the Green Belt. This option may require release of Green Belt land around settlements which are currently circled by land designated as Green Belt.

**Table 9.1 Opportunities & Challenges**

Opportunities	Challenges
<ul style="list-style-type: none"> <li>• Development focused across the most sustainable settlements of the District;</li> <li>• Maximises use of existing infrastructure;</li> <li>• Helps to support rural services and facilities;</li> <li>• Increased housing provision across the borough means choice for new/relocating residents;</li> <li>• More dispersed development could assist with affordability issues;</li> <li>• Greater access to the countryside for residents due to proximity; and</li> <li>• Neighbourhood Planning could assist in identifying appropriate sites.</li> </ul>	<ul style="list-style-type: none"> <li>• Increased reliance on private cars as smaller settlements do not have as good public transport service as the main urban areas;</li> <li>• Potential development sites are more likely to be greenfield;</li> <li>• Smaller villages may lose services and facilities;</li> <li>• Smaller sites have more limited ability to fund major infrastructure improvements; and</li> <li>• May require changes to Green Belt boundary.</li> </ul>

Map 9.1 Option 2: Town & Key Rural Focused



**Question 23**

Do you agree that focusing development around the existing town centres and key rural settlements is an appropriate option for growth?

**Question 24**

We have previously identified Alrewas, Armitage with Handsacre, Fradley, Fazeley, Mile Oak & Bonehill, Shenstone and Whittington as Key Rural Settlements. Do you agree with the identification of these villages as key rural settlements?

## 9 Residential Growth Option 2: Town & Key Rural Villages Focused Development

### Question 25

Are there any other opportunities or challenges that should be considered for this option?

## 10 Residential Growth Option 3: Dispersed Development

**10.1** This option would see growth distributed across a wide range of settlements in the District, from the urban centres of Lichfield and Burntwood, the key rural settlements, to smaller rural villages. Whilst the level of growth apportioned to each settlement would vary, this option would lead to the greatest dispersement of growth throughout the District. The level of growth apportioned to each settlement would relate to the level of services and facilities present in the settlement. This option has limited reference to the options set out in the Birmingham Strategic Growth Study and would therefore require relatively high levels of growth to occur at each settlement to ensure that the housing needs of the HMA are met.

**10.2** This option considers Lichfield and Burntwood and all other settlements which have an identified village settlement boundary within the adopted Local Plan. As with Residential Growth Options 1 and 2 this option would focus upon the urban areas of the settlements (within the existing settlement boundaries) and would also potentially require consideration of sites beyond the existing settlement boundaries. Such options could require consideration of the existing village settlement boundaries being amended.

**10.3** Those settlements with identified settlement boundaries are:

- Lichfield City;
- Burntwood;
- Alrewas;
- Armitage with Handsacre;
- Clifton Campville;
- Colton
- Drayton Bassett;
- Edingale;
- Elford;
- Fazeley, Mile Oak & Bonehill;
- Fradley;
- Hamstall Ridware;
- Harlaston;
- Hill Ridware;
- Hopwas;
- Kings Bromley;
- Little Aston;
- Longdon;
- Shenstone;
- Stonnall;
- Streethay;
- Upper Longdon;
- Whittington; and
- Wigginton.

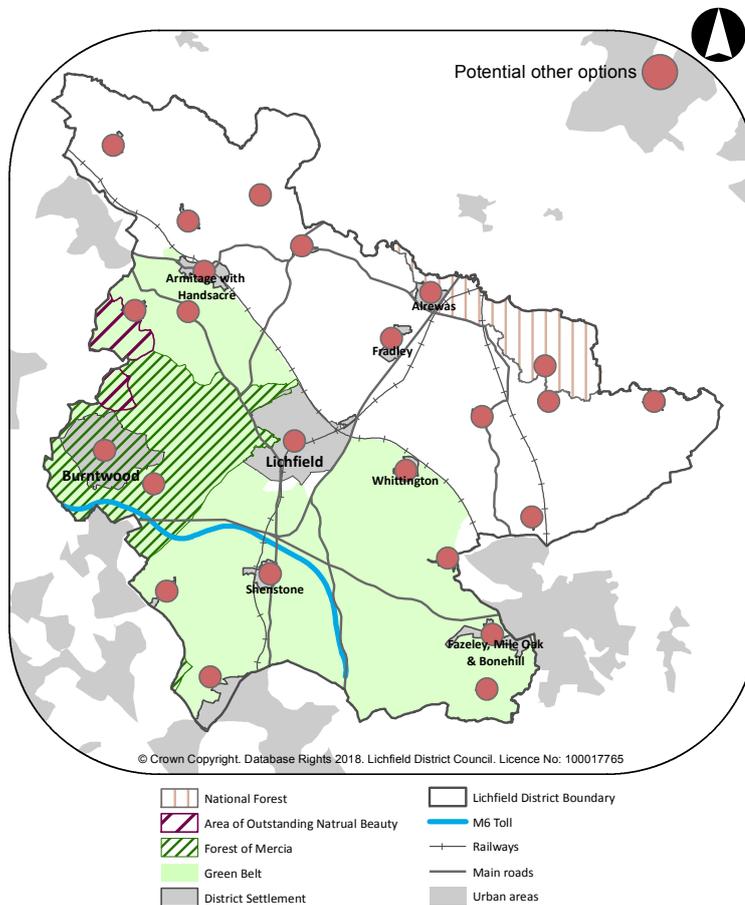
**10.4** Alongside these settlements there are a large number of smaller settlements and hamlets within the District. The Local Plan Review provides the opportunity to consider alongside amendments to the existing settlement boundaries, whether there are any settlements where such a boundary would be appropriate. There are also a number of settlements located within the Green Belt where the [Strategic Green Belt Review](#) recommends the consideration of 'infill boundaries' to allow for

limited growth of those settlements. The settlements recommended are Chorley, Hints, Wall and Shenstone Wood End. Consideration of these settlements will be undertaken through the comprehensive Green Belt Review that will be prepared in support of the Local Plan Review.

**Table 10.1 Opportunities & Challenges**

Opportunities	Challenges
<ul style="list-style-type: none"> <li>• The benefits of new development would be spread more evenly throughout the District</li> <li>• Opportunity to meet rural housing needs directly where they arise</li> <li>• Support for all current services and facilities in the District, particularly positive in small rural communities where services are suffering</li> <li>• Opportunities to improve public transport links to smaller settlements if size of population increases</li> <li>• Neighbourhood Planning could assist in identifying appropriate sites</li> </ul>	<ul style="list-style-type: none"> <li>• Increased reliance on private cars as smaller settlements do not have as good public transport service as the main urban areas</li> <li>• The demand for new infrastructure would be greater as some settlements currently have limited/no services and facilities</li> <li>• Potential development sites are very likely to be greenfield</li> <li>• Unlikely to result in major new infrastructure improvements as sites are so dispersed</li> <li>• May consolidate unsustainable commuting patterns as people are required to travel for work</li> <li>• May require amendments to the Green Belt boundary</li> </ul>

**Map 10.1 Option 3: Dispersed Growth**



**Question 26**

Which rural settlements do you consider are suitable for further development under this option?  
Are there any other settlements where village settlement boundaries may be required?

**Question 27**

Are there any other opportunities or challenges that should be considered for this option?

## 11 Residential Growth Option 4: New Settlement Development

**11.1** This option would see growth focused on one or more new sustainable settlement(s) located within the District. A new settlement could absorb the majority of new development required in the District, with a small amount of growth allocated to occur at the key urban settlements to ensure their continued vitality.

**11.2** Construction of a new settlement is a significant undertaking. The main challenge for this option is the substantial amount of infrastructure that is required to make a new settlement sustainable. However, the scale of growth brings opportunities for attracting central government investment and public sector funding support. There is the potential for new settlements to provide higher levels of affordable housing delivery and a broad range of services and facilities in a well designed new setting. The potential for new settlements to deliver high levels of housing growth is high but by their very nature they tend to have long lead in times to delivery.

**11.3** The Strategic Housing Needs Study (Stage 3) concluded that whilst New Settlements represented one of the possible options for assisting in dealing with unmet need arising from the GBHMA it acknowledged that such options would tend to have significant lead in times to delivery due to the extensive infrastructure and planning work required. It concluded that these options would be less likely to meet the unmet need in the short to medium term and as such would likely need to be delivered alongside other options to ensure there is no delay in meeting need.

**11.4** The Birmingham Strategic Growth Study takes the conclusions of the Strategic Housing Needs Study a stage further and envisages that new sustainable settlements could form part of the solution to meeting the housing shortfall. The Study envisaged a new settlement to comprise a site capable of delivering 10,000+ new homes. Whilst not all of the areas outlined below are capable of growth at this scale it is clear that a new settlement could have a significant impact in helping to meet housing needs.

**11.5** The Strategic Growth Study identified several locations of potential new settlements, two of which fall within Lichfield District. The two areas are 'Around Shenstone' and 'Around Fradley and Alrewas'. The land around Shenstone is currently constrained as it is within the Green Belt. The Green Belt in this area was identified as making a principal contribution to the Green Belt and as such release of land in this area would need further consideration in the detailed Green Belt review.

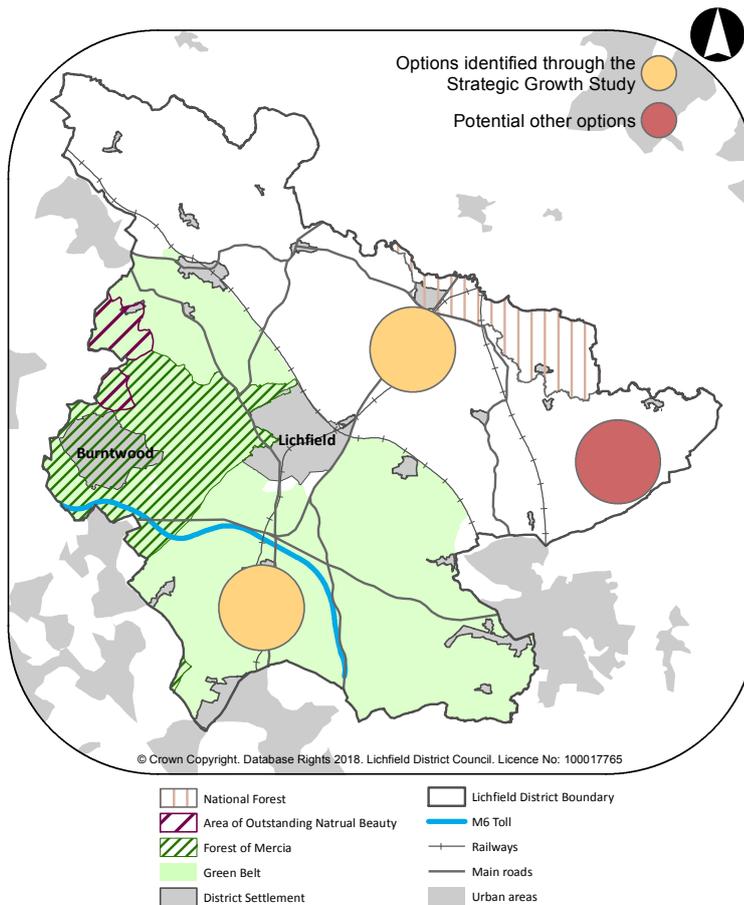
**11.6** A further option for a potential new settlement identified through the Strategic Growth Study was land around Fradley and Alrewas. This option was not one of the favoured options identified within the Strategic Growth Study but the District Council considers this option should still be considered through the Local Plan Review. Whilst the area is located beyond the Green Belt there are a number of constraints in the area, including lack of infrastructure, flood risk and minerals extraction policies which led the Strategic Growth Study to conclude such an option was not promoted as one of the more favourable options.

**11.7** The Council have explored further potential locations for a new settlement within the District. The analysis of constraints within the District, as illustrated within the Spatial Portrait indicates that there are a number of constraints which impact upon Lichfield District, however one notable area of the District with limited constraints is to the north of Tamworth. As such it is considered, an alternative potential location for a new settlement is land at Thorpe Constantine. Thorpe Constantine is located to the North East of Tamworth, but within Lichfield District. The area is relatively close to Tamworth, which provides greater public transport options, services and facilities and could act as a nearby hub for the new settlement.

Table 11.1 Opportunities & Challenges

Opportunities	Challenges
<ul style="list-style-type: none"> <li>Concentrated growth provides opportunities for significant new infrastructure investment;</li> <li>Potential for employment and housing to be co-located;</li> <li>Potential to provide a development in line with garden city principles;</li> <li>Potential for higher levels of affordable housing provision; and</li> <li>Higher chance of meeting significant proportion of housing need.</li> </ul>	<ul style="list-style-type: none"> <li>Concentrated growth requires significant new infrastructure to be made sustainable with associated funding stream concerns;</li> <li>Lack of support for existing services and facilities;</li> <li>Could affect house prices and affordability in the rest of the District ;</li> <li>Length of lead in to delivery would mean options are less likely to deliver all of housing need within a plan period; and</li> <li>Slower delivery rates due to risk of market saturation.</li> </ul>

Map 11.1 Option 4: New Settlement



## 11 Residential Growth Option 4: New Settlement Development

### Question 28

Do you agree with the identified locations for potential new settlements to meet this option?

### Question 29

If not, are there any other locations that would be preferable and deliverable?

### Question 30

Are there any other opportunities or challenges that should be considered for this option?

## 12 Employment Growth Option 1: Expansion of existing employment locations

**12.1** The current Local Plan identifies a number of existing employment locations within and adjacent to a number of settlements across the District. These locations have remained the focus for employment development, with policy providing support for redevelopment and new development within these locations. The three main areas for these existing employment areas are Lichfield City, Burntwood and Fradley Park and consist primarily of brownfield land. Both the Burntwood and Fradley existing employment areas are focused around one major area, whereas in Lichfield City there are a number of existing areas across the settlement, with the majority being located on the eastern edge of the city. There are a number of smaller existing employment areas identified in the Key Rural Settlements of Armitage with Handsacre, Fazeley and Shenstone.

**12.2** This option would see employment development focused on the existing employment/industrial areas that are located across the District. These areas potentially offer opportunities for redevelopment and expansion for new employment floorspace.

**12.3** The [Employment Land Availability Assessment](#) (ELAA) notes that there are still significant areas of employment land within these existing areas which have yet to be delivered. As such a clear option for the delivery of employment would be to focus on these existing employment areas, through the delivery of committed and allocated sites and through the potential expansion of these areas.

**12.4** The existing employment areas are as follows:

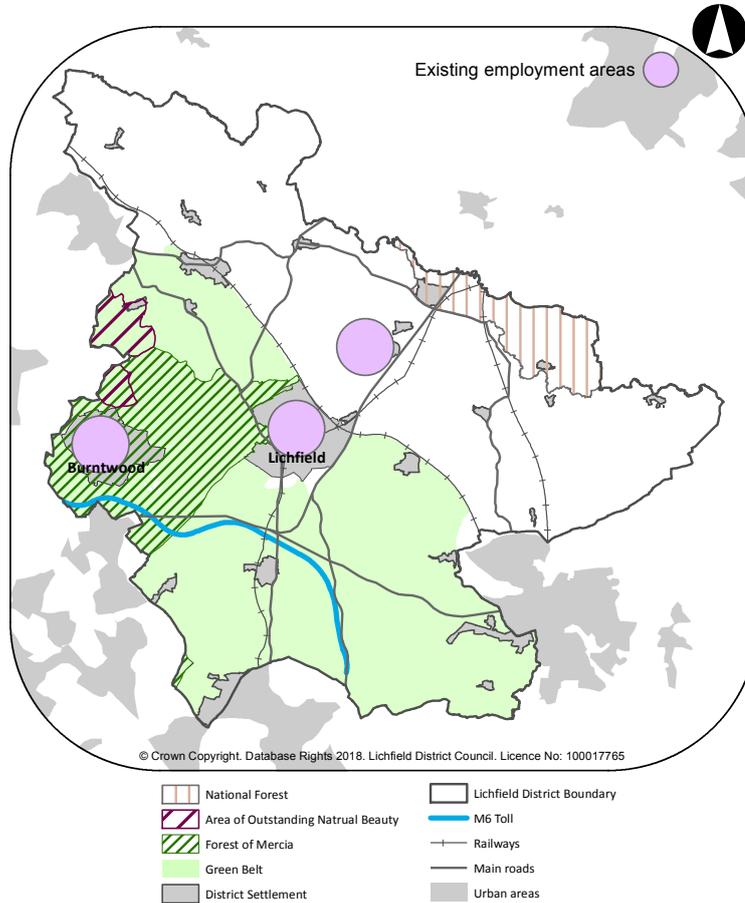
- Lichfield City: a number of separate existing employment areas across the city, with the largest areas being located on the eastern edge of the city;
- Burntwood: large areas of employment land within Burntwood Business Park which is located in the western part of the town;
- Fradley: Fradley Park, focused primarily on the former site of RAF Lichfield; and
- Smaller industrial areas in Armitage with Handsacre, Fazeley and Shenstone.

**Table 12.1 Opportunities & Challenges**

Opportunities	Challenges
<ul style="list-style-type: none"> <li>• Development focused on existing employment areas and within existing urban areas;</li> <li>• Employment development located in closest proximity to existing residential areas;</li> <li>• Urban areas are generally better served by public transport and other sustainable modes of transport. Additional growth can help support existing services;</li> <li>• Much of the required infrastructure will already be in place (although it may need improvement/expansion subject to growth); and</li> <li>• Additional growth can assist in vitality of existing employment areas.</li> </ul>	<ul style="list-style-type: none"> <li>• Other settlements/areas without existing employment areas could stagnate;</li> <li>• Focusing employment development in existing locations could lead to increased trips by less sustainable forms of transport/encourages additional commuting.</li> <li>• Increased pressure on existing services and infrastructure; and</li> <li>• Potential that insufficient land is available within existing areas (dependent on overall need).</li> </ul>

## 12 Employment Growth Option 1: Expansion of existing employment locations

Map 12.1 Option 1 - Existing Employment Areas



### Question 31

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

### Question 32

Are there any other existing employment areas which should be considered for expansion?

### Question 33

Are there any other opportunities and challenges that should be considered for this option?

## 12 Employment Growth Option 1: Expansion of existing employment locations

## 13 Employment Growth Option 2: New Locations

**13.1** This option would involve employment growth at potential new locations across the District beyond those existing employment areas identified within the adopted Local Plan and Employment Growth Option 1.

**13.2** The District Council has prepared an [Employment Land Availability Assessment](#) (ELAA) which is updated on an annual basis and assesses all existing and potential employment land known to be available within the District. The broad options illustrated on Map 13.1 have been drawn from evidence contained within the ELAA where sites have been promoted for employment land uses.

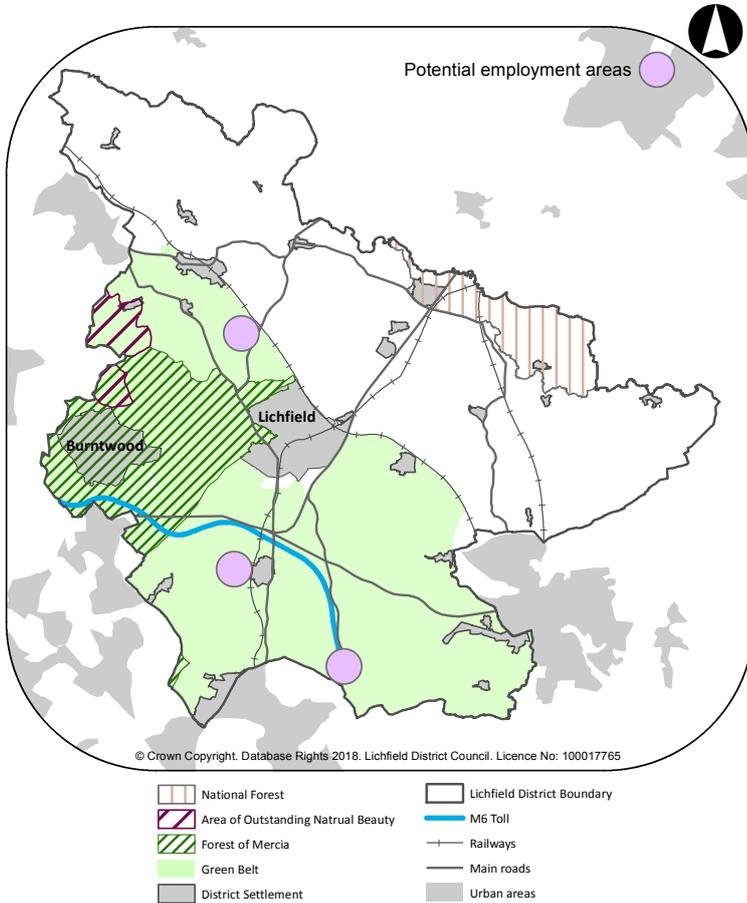
**13.3** The potential areas identified are broadly summarised as follows:

- Land around Seedy Mill water treatment works;
- Land around Shenstone employment area, Lynn Lane; and
- Land around Bassett's Pole, Drayton Bassett.

**Table 13.1 Opportunities & Challenges**

Opportunities	Challenges
<ul style="list-style-type: none"> <li>• Concentrated growth provides opportunities for significant new infrastructure investment;</li> <li>• Opportunities to delivery employment development in proximity to strategic transport network;</li> <li>• Potential for employment and housing development to be co-located; and</li> <li>• Potential to deliver large scale employment growth to meet growth requirements in full.</li> </ul>	<ul style="list-style-type: none"> <li>• Possible options located within the Green Belt;</li> <li>• Concentrated growth requires significant new infrastructure to be made sustainable with associated funding stream concerns;</li> <li>• Lack of support for existing services and facilities, locations may be remote from existing and/or proposed residential growth; and</li> <li>• Slower delivery rate due to potential infrastructure requirements;</li> </ul>

Map 13.1 Option 2 - Potential employment areas



13 Employment Growth Option 2: New Locations

Question 34

Do you agree with the identified locations for potential new areas for employment development?

Question 35

Are there any other locations which should be considered which would be more preferable and deliverable?

Question 36

Are there any other opportunities or challenges that should be considered for this option?

# 13 Employment Growth Option 2: New Locations



## 14 How do Growth Options meet the issues identified?

**14.1** The preceding sections have outlined a range of growth options for Lichfield District which the District Council considers appropriate to explore through the Local Plan Review process. It is likely that a combination of these options will be required to meet the challenges identified within this Scope, Issues & Options document.

## 15 Alternative Options

**15.1** This report has set out a number of spatial options to accommodate growth in the future. These are not the only options available to distribute growth, if you consider there is an alternative option that has not been presented here or that an amalgamation of these options would be preferred please put it forward for consideration at this stage.

### Question 37

Are there any alternative options that should be considered, or a combination of the spatial options identified? Please provide details.

## Appendix A Evidence Base

**A.1** One of the main requirements and tests of soundness for the Local Plan is whether the document is based upon a robust and credible evidence base. This evidence base is critical to ensuring that the Council has a thorough understanding of the needs and issues of its area and that the delivery of housing, employment, retailing and other requirements is not compromised by a lack of sites, infrastructure constraints or other inadequacies.

**A.2** The Lichfield District Council has undertaken a number of studies and assessments and has a programme for further evidence gathering which will contribute towards our evidence base and underpin future policies and proposals. The Council will continue to add to and refresh the evidence base as the Local Plan is progressed to ensure it remains up to date and relevant.

Table A.1

Evidence	Overview	Action
Transport Studies	Studies and strategies relating to transport will be progressed alongside the Local Plan Review. these will also need to relate to any growth strategy proposed through the review.	Review
Strategic Housing Land Availability Assessment (SHLAA)/ Employment Land Availability Assessment	The SHLAA is required by national guidance and demonstrates that there is sufficient suitable sites within the study area (the District) to meet identified housing need over the plan period. It identifies sites which have the potential to accommodate housing, estimates their future potential capacity and assesses the status of sites allocated for housing through the Local Plan, as well as sites that have planning permission for housing.  The ELAA is also required by national guidance to demonstrate that there are sufficient suitable sites to meet the identified needs for employments needs within the District. The ELAA has a key role in identifying sites that have the potential future capacity in terms of uses, floorspace and number of jobs. The ELAA should also be used to establish realistic assumptions about availability, suitability and likely economic viability of land within the plan period.	Review  The SHLAA and ELAA are updated every monitoring year.
Strategic Housing Market Assessment/DCLG Methodology	The purpose of the Strategic Housing Market Assessment is to set out the potential scale of future housing requirements in a study area based upon a range of housing, economic and demographic factors, trends and forecasts. This provides Councils with evidence of future housing requirements to help with planning for future growth requirements and make informed policy choices through the Local Plan process. The latest Strategic Housing Market Assessment was carried out in 2012 for Lichfield District Council, Cannock Chase District Council and Tamworth Borough Council.	Review
Gypsy & Traveller Accommodation Assessment	Local authorities have a duty to produce assessments of accommodation need for Gypsies and Travellers. This identifies accommodation need, in the form of residential pitch shortfall, of the population on an individual local authority level.	Review  The current GTAA is for the period 2012-2028, therefore an update is

Evidence	Overview	Action
		needed to provide projections until 2036.
Rural Settlement Sustainability Study	The latest Rural Settlement Sustainability Study was prepared in 2016 to assist in the development of policies designed to promote sustainable development within the District. The document also informed the preparation of the Local Plan Allocations document in the consideration of potential development locations within the District's rural areas.	Review
Employment Land Review (ELR)	The ELR considers the need for employment land and requirement within the District	Review  The current ELR will need updating to extend to the new plan period ending 2036.
Historic Environment Landscape Character Assessment	The Historic Environment Character Assessment provides an overview of the historic environment of the District at a broad level, more detailed assessments were undertaken for the buffered areas around Lichfield, Burntwood and Tamworth. Through these assessments it was evaluated through a scoring systems, the impact of a medium to large scale housing development upon each of the zones.	Review
Conservation Area Appraisals	Conservation Area Appraisals provide a basis for development control and for developing proposals and initiatives for the area in the future. Conservation Area Appraisals are used to develop locally distinctive policies within the Local Development Framework.	Review
Ecological Assessment	Desk based ecological assessment is undertaken to feed into the Sustainability Appraisal.	Review
Strategic Flood Risk Assessment	A Level 1 SFRA was undertaken for South Staffordshire, Cannock Chase, Lichfield and Stafford in June 2014, to enable the LPA's to apply the Sequential Test to site allocations. A Level 2 assessment of individual sites was undertaken in January 2018 which includes site specific assessments for three new site options required to explore non- strategic sites to accommodate growth in the Local Plan Review. The Level 2 SFRA is to be considered in conjunction with the Level 1 Assessment.	Review
Water Cycle Study	The Water Cycle Study assesses the constraints and requirements that arise from the scale of proposed growth on the water infrastructure on a study area, and assists with the identification of potential development sites and settlements.	Review  The latest Water Study was prepared in 2010
Surface Water Management Plan	The SWMP reports have been produced for the Local Authority areas of Stafford Borough, Lichfield District, Tamworth Borough, South Staffordshire District and Cannock Chase District. The Phase 1 report published in 2011 and Addendum completes	Update

Evidence	Overview	Action
	the first step of Defra's four stage approach to surface water flood risk management. The Phase 2 SWMP is for Lichfield City only.	
Biodiversity Strategy	The Biodiversity Strategy is a framework document to develop and apply understandable and workable policies regarding biodiversity and is Supplementary Planning Guidance. The current Biodiversity Strategy covers the period 2003- 2013.	Review
Playing Pitch Strategy	The Playing Pitch, Tennis and Bowls Strategy was published in 2012, it informs decision making on the need for new and enhanced pitch provision , supports the creation of appropriate policy within the Local Development Framework and provides evidence to inform local standards and developer contributions towards playing fields and outdoor sports facilities.	
Open Space Assessment and Indoor Sports & Facilities Assessment	The Open Space Assessment provides a robust assessment of needs and deficiencies in open spaces to aid implementation of the policies and the provision of open spaces during the Local Plan period. It provides the framework to enable the positive planning of accessible open space to meet the needs of local communities.  The Indoor Sports & Facilities Assessment highlights any deficiencies in the supply of specific facilities in the District an any issues with the quality and range of these facilities that they public may have.	Review Review Latest version published in 2007.
Retail Evidence (already published)	The Lichfield Centres Report was published in 2017, it provides guidance towards new policies within the Local Plan Allocations Document. It also provides an updates assessment of the availability, requirements and demand for office space within Lichfield and Burntwood and provides a realistic outlook with regard to the future market requirements within the centres and District as a whole.	No action
Climate Change & Renewables evidence	The Renewable & Low Carbon Energy Study was conducted in 2010 on a County wide level to inform authorities about the technical potential , viability and deliverability of various renewable and low carbon options through the preparation of a local evidence base.	Review
Affordable Housing Viability Assessment	The Affordable Housing Viability Assessment was published in 2012 and examines the impact of Affordable Rent in Lichfield. It assesses how many households in need could access Affordable Rent at varying levels, and the impact of Affordable Rent on the Affordable Housing target.	Review
Green Belt Review	The Green Belt Review considers whether there is any specific requirements to amend existing Green Belt boundaries to meet local rather than strategic needs. A particular focus of the Review is on the future needs of villages lying within the Green Belt and whether their future needs necessitate any Green Belt changes.	Review Last addendum was July 2017
Tamworth Future Development & Infrastructure Study	The Tamworth Future Development & Infrastructure Study was published in 2009, with the purpose of the study to examine how the scale of housing development within the RSS Phase Two Revision can be most effectively accommodated, with	Review

Evidence	Overview	Action
	particular focus on Tamworth considering the infrastructure requirements arising from employment and housing growth and how these may impact on the scale and timing of growth.	
Landscape Character Assessment	The Landscape Character Assessments help inform the evaluation of the impacts of development upon the landscape.	Review
Self- build Register	A Local Planning Authority is required through national guidance to maintain a register of people seeking to acquire land to build a home for themselves. This helps Local Authorities to understand the demand for custom and self-build housing when preparing housing and planning policies	Review The Self-built Register is maintained and updated by LDC on a regular basis
Brownfield Land Register	Local Planning Authority is required to maintain and publish a register of brownfield land that is 'suitable' for residential development. The Brownfield Land register is split into two sections, Part 1 is a register of all sites considered to be 'suitable' for housing, and Part 2 identifying any such sites which are then to be granted 'Permission in Principle'. Presently LDC is not proposing to produce a Part 2 Brownfield Land Register	Review The Brownfield register is maintained by LDC
Greater Birmingham Housing Market Area Growth Studies	Lichfield District is part of the Greater Birmingham Housing Market Area. A Strategic Housing Needs Study was prepared by Peter Brett in 2013 to assess the future housing requirements of Birmingham and the Black Country HMA and to identify scenarios to provide for additional housing to meet any shortfall. A Stage 2 report published in 2015 and Stage 3 report published in 2015. A further Birmingham Strategic Growth Study has been prepared which builds on the previous reports by considering strategic growth options and locations in more detail to try and meet the needs within the HMA	No action
Health Impact Assessment	A Health Impact Assessment will be undertaken in support of the Local Plan Review	Prepare
Full Plan Viability	A Viability Appraisal will be undertaken to ensure that the preferred growth options to be pursued through the plan making process is deliverable	Prepare
Sustainability Appraisal	A Sustainability Appraisal, incorporating strategic environment assessment, will be prepared alongside the Local Plan Review. This will highlight the sustainability implications of the options and proposals considered in the draft plan. It will provide a key input into the decisions that will be made during the development of the Local Plan Review	Prepare
Habitat Regulations Appraisal	A Habitat Regulations Appraisal will also be required for the Local Plan Review, this will assess whether the implementation of the Review document is likely to have a significant effect on any sites designated under the Habitats Directive (Natura 2000 sites). This screening exercise will determine whether or not a full appropriate assessment will be required	Prepare
Cannock Chase SAC	Existing evidence in relation to the impacts of recreation upon the Cannock Chase SAC arising from future housing growth of any impacts from air quality will be reviewed to prevent harm to the integrity to of the SAC	Review and prepare new evidence as necessary

Evidence	Overview	Action
Cannock Extension Canal SAC	The impact of pollution arising from poor air quality in the vicinity of the SAC has been identified as a potential issue. Evidence will provide a key input into the decisions that will be made during the development of the Local Plan Review.	Prepare

## Appendix B Review of Existing Local Plan Policies

**B.1** The table in this appendix reviews each of the policies in the current Local Plan Strategy and those in the Local Plan Allocations Regulation 19 Focused Changes document as this is at an advanced stage.

**B.2** The table reviews each policy in turn and identifies those which remain fit for purpose and up-to-date with legislation and those which may / will need to be updated if not replaced through the Local Plan Review process. This is dependent on a number of factors, including whether there has been a material change in circumstance (i.e a new / amended national policy), whether the evidence is up-to-date or whether the policy has become 'time expired.'

**B.3** Each policy is graded as follows:

Table B.1

	No justification for change and the policy can be added to the Local Plan Review
	Moderate justification for change and the policy will need to be amended / reviewed
	Full justification for change and the policy will need to be significantly amended or replaced

Table B.2

Policy	RAG	Comments	Evidence Base
<b>Local Plan Strategy 2008 - 2029 (Adopted Feb 2015)</b>			
Core Policy 1: The Spatial Strategy		<p>The Spatial Strategy will need to provide the strategic direction for growth in the District beyond the plan period to 2026.</p> <p>Policy does not require review.</p> <p>There is an increase in pressure for development and the strategy will need to consider the outcome of the Birmingham Strategy Growth Study and GBSLEP Economic Growth Plan.</p>	<p>Whole Plan viability assessment</p> <p>Birmingham Strategic Growth Study</p> <p>Changes to DCLG methodology</p> <p>GBSLEP Economic Growth Plan and SSLEP Economic Growth Plan</p>
<b>Sustainable Communities</b>			
Core Policy 2: Presumption in Favour of Sustainable Development		Policy is aligned to current NPPF but may need to be reviewed in light of changes to NPPF.	
Core Policy 3: Delivering Sustainable Development		<p>Code for Sustainable Homes has been withdrawn.</p> <p>The policy may need to be amended in light of changes to NPPF</p>	<p>SFRA</p> <p>Water Cycle Study update</p>
Policy SC1: Sustainability Standards for Development		The Code for Sustainable Homes has been withdrawn and replaced by national standards which comprise of new additional Building Regulations	Climate change & renewable evidence base to be updated

Policy	RAG	Comments	Evidence Base
		The Government have introduced Zero Carbon Homes Policy which needs to be considered.	
Policy SC2: Renewable Energy		Renewable energy targets to be reviewed and deliverability of options to be assessed. Consideration to be given to Ministerial Statement (June 2015). Policy may need to be amended as a result.	
<b>Infrastructure</b>			
Core Policy 4: Delivering our Infrastructure		Paragraphs 1 to 4 remain relevant, however policy needs to be reviewed in light of new spatial strategy.	Infrastructure study to the north of Tamworth Update to the IDP
Policy IP1: Supporting & Providing our Infrastructure		Policy to be reviewed in light of updated evidence base and may require minor amendments	Infrastructure study to the north of Tamworth Update to the IDP
<b>Sustainable Transport</b>			
Core Policy 5: Sustainable Transport		Some of the projects have been delivered. Transport growth Policy needs to be reviewed and amended to identify current initiatives and / or improvements.	Transport growth modelling WMCA SEP
Policy ST1: Sustainable Travel		Policy to be reviewed in light of updated evidence base and may require minor amendments	WMCA SEP
<b>Homes for the Future</b>			
Core Policy 6: Housing Delivery		Policy will need to consider the outcomes of the Birmingham Strategy Growth Study. Policy will need to consider growth requirements arising from within the District. Policy will need to be linked to employment growth	SHMA Affordable Housing Mix GTAA NPPF New housing supply calculation
Policy H1: A Balanced Housing Market		Policy will need to reflect updated evidence base Housing White Paper outlines need to take account for various groups of people in terms of housing mix	SHMA Housing to reflect District demographics Mix
Policy H2: Provision of Affordable Homes		Policy will need to reflect updated evidence base	Affordable Housing

# Appendix B Review of Existing Local Plan Policies

Policy	RAG	Comments	Evidence Base
Policy H3: Gypsies, Travellers & Travelling Showpeople		Change to National Planning Policy Guidance in August 2015 which introduced new guidance with regard to determining planning applications  Policy will need to reflect updated evidence base	Gypsy & Traveller Accommodation Assessment (GTAA) 2008 to be updated.
<b>Economic Development &amp; Enterprise</b>			
Core Policy 7: Employment & Economic Development		Policy will need to reflect updated evidence base and be linked/ influence to housing growth	Employment Land Review (ELR)  ELAA  SEP
Core Policy 8: Our Centres		Roles of town centres to be considered as part the review. Consideration to be given to the need to prepare an Action Plan to guide development in town centres	Retail Centres Report (2017)
Core Policy 9: Tourism		Policy to be reviewed and may require minor amendments	Updated evidence base Eco Strategy and Lichfield City Centre Development Strategy.
Policy E1: Retail Assessments		Policy addressed through Local Plan Allocations and considered fit for purpose	
<b>Health &amp; Safe Communities</b>			
Core Policy 10: Healthy & Safe Lifestyles		Review in light of changes to the NPPF  Consideration to be given to Sport England guidance on Active Design	Air quality screening  Changes to demographics  Healthy Environments  Facilities for assisted living
Core Policy 11: Participation in Sport & Physical Activity		Review in light of changes to NPPF and updated evidence base	Outdoor and Indoor sports  Playing Pitch Strategy
Core Policy 12: Provision for Arts and Culture		Policy to be reviewed and may require minor amendments	
Policy HSC1: Open Space Standards		Policy to be reviewed and where necessary update evidence base	Open Space Needs Assessment
Policy HSC2: Playing Pitch & Sport Facility Standards		Policy to be reviewed and where necessary update evidence base	Outdoor and Indoor sports  Playing Pitch Strategy
<b>Natural Resources</b>			

Policy	RAG	Comments	Evidence Base
Core Policy 13: Our Natural Resources		Policy to be reviewed and may require minor amendments	
Policy NR1: Countryside Management		Policy to be reviewed in light of updated evidence base	Farmstead study
Policy NR2: Development in the Green Belt		Policy to be reviewed in light of changes to NPPF  Consideration to be given to the outcomes of the GBHMA Strategic Growth Options Study	Green Belt review  GBHMA Strategic Growth Options Study
Policy NR3: Biodiversity, Protected Species & their Habitats		Policy to be reviewed in light of updated evidence base	
Policy NR4: Trees, Woodland & Hedgerows		Policy will need to be reviewed in light of updated evidence base	Trees, Woodland & hedgerows SPD
Policy NR5: Natural & Historic Landscapes		Policy will need to be reviewed in light of updated evidence base	Landscape character assessment
Policy NR6: Linked Habitat Corridors & Multi-functional Greenspaces		Policy will need to be reviewed in light of updated evidence base	Biodiversity mapping
Policy NR7: Cannock Chase Special Area of Conservation		Policy will need to be reviewed in light of updated evidence base. Consideration to be given to the Wealden Judgement	Footprint Ecology Work
Policy NR8: River Mease Special Area of Conservation		Policy will need to be reviewed in light of updated evidence base	HRA screening  Viability assessment  Biodiversity offsetting evidence
Policy NR9: Water Quality		Policy will need to be reviewed in light of updated evidence base	Water Cycle Study  Climate Change
<b>Built &amp; Historic Environment</b>			
Core Policy 14: Our Built & Historic Environment		Policy to be reviewed in light of changes to NPPF	Historic character assessment
Policy BE1: High Quality Development		Policy to be reviewed in light of changes to NPPF and updated evidence base	
<b>Lichfield City (inc Streethay)</b>			
Policy Lichfield 1: Lichfield Environment		Core Policy 1 sets out Spatial Strategy – as CP1 is reviewed all associated policies will be reviewed	
Policy Lichfield 2: Lichfield Services & Facilities		Core Policy 1 sets out Spatial Strategy – as CP1 is reviewed all associated policies will be reviewed	Update to IDP

# Appendix B Review of Existing Local Plan Policies

Policy	RAG	Comments	Evidence Base
Policy Lichfield 3: Lichfield Economy		Policy is replaced by Local Plan Allocations Policy Lichfield 3: Lichfield Economy	Employment Land Review (ELR) Retail Centres Report
Policy Lichfield 4: Lichfield Housing		Some of the Strategic Development Allocations have been delivered.  Policy is linked to Spatial Strategy – as CP1 is reviewed all associated policies will be reviewed	SHMA Affordable Housing Mix
Policy Lichfield 5: East of Lichfield (Streethay)		Development is almost complete	
Policy Lichfield 6: South of Lichfield		Development is yet to commence. Deliverability is not in line with anticipated timescales	
<b>Burntwood</b>			
Policy Burntwood 1: Burntwood Environment		Core Policy 1 sets out Spatial Strategy – as CP1 is reviewed all associated policies will be reviewed.  St Matthews proposed to be removed from Green Belt as part of Local Plan Allocations	
Policy Burntwood 2: Burntwood Services & Facilities		Core Policy 1 sets out Spatial Strategy – as CP1 is reviewed all associated policies will be reviewed	
Policy Burntwood 3: Burntwood Economy		Policy is replaced by Local Plan Allocations Policy Burntwood 3: Burntwood Economy	Employment Land Review (ELR) Retail Centres
Policy Burntwood 4: Burntwood Housing		Some of the Strategic Development Allocations have been delivered  Policy is linked to Spatial Strategy – as CP1 is reviewed all associated policies will be reviewed	SHMA Affordable Housing Mix
Policy Burntwood 5: East of Burntwood Bypass		Development almost complete	
<b>North of Tamworth</b>			
Policy: North of Tamworth		Browns Lane development has commenced on site.  Awaiting outcome of Planning Inquiry in relation to Arkall Farm	Infrastructure study to north of Tamworth
<b>East of Rugeley</b>			
Policy: East of Rugeley		Development almost complete	SHMA

Policy	RAG	Comments	Evidence Base
			Affordable Housing
<b>Rural Areas</b>			
Policy Rural 1: Rural Areas		Core Policy 1 sets out Spatial Strategy – as CP1 is reviewed all associated policies will be reviewed	SHMA Affordable Housing Mix
Policy Rural 2: Other Rural Settlements		Core Policy 1 sets out Spatial Strategy – as CP1 is reviewed all associated policies will be reviewed	
Policy Frad 1: Fradley Environment		Core Policy 1 sets out Spatial Strategy – as CP1 is reviewed all associated policies will be reviewed	
Policy Frad 2: Fradley Services & Facilities		Core Policy 1 sets out Spatial Strategy – as CP1 is reviewed all associated policies will be reviewed	
Policy Frad 3: Fradley Economy		Core Policy 1 sets out Spatial Strategy – as CP1 is reviewed all associated policies will be reviewed	Employment Land Review (ELR)
Policy Frad 4: Fradley Housing		Core Policy 1 sets out Spatial Strategy – as CP1 is reviewed all associated policies will be reviewed	SHMA Affordable Housing Mix
Policy Alr 1: Alrewas Environment		Core Policy 1 sets out Spatial Strategy – as CP1 is reviewed all associated policies will be reviewed	
Policy Alr 2: Services & Facilities		Core Policy 1 sets out Spatial Strategy – as CP1 is reviewed all associated policies will be reviewed	
Policy Alr 3: Alrewas Economy		Core Policy 1 sets out Spatial Strategy – as CP1 is reviewed all associated policies will be reviewed	Employment Land Review (ELR)
Policy Alr 4: Alrewas Housing		Core Policy 1 sets out Spatial Strategy – as CP1 is reviewed all associated policies will be reviewed	SHMA Affordable Housing Mix
Policy Arm 1: Armitage with Handsacre Environment		Core Policy 1 sets out Spatial Strategy – as CP1 is reviewed all associated policies will be reviewed	
Policy Arm 2: Armitage with Handsacre Services & Facilities		Core Policy 1 sets out Spatial Strategy – as CP1 is reviewed all associated policies will be reviewed	
Policy Arm 3: Armitage with Handsacre Economy		Core Policy 1 sets out Spatial Strategy – as CP1 is reviewed all associated policies will be reviewed	Employment Land Review (ELR)

# Appendix B Review of Existing Local Plan Policies

Policy	RAG	Comments	Evidence Base
Policy Arm 4: Armitage with Handsacre Housing		Core Policy 1 sets out Spatial Strategy – as CP1 is reviewed all associated policies will be reviewed	SHMA Affordable Housing Mix
Policy Faz 1: Fazeley, Mile Oak & Bonehill Environment		Core Policy 1 sets out Spatial Strategy – as CP1 is reviewed all associated policies will be reviewed	
Policy Faz 2: Fazeley, Mile Oak & Bonehill Services & Facilities		Core Policy 1 sets out Spatial Strategy – as CP1 is reviewed all associated policies will be reviewed	
Policy Faz 3: Fazeley, Mile Oak & Bonehill Economy		Core Policy 1 sets out Spatial Strategy – as CP1 is reviewed all associated policies will be reviewed	Employment Land Review (ELR)
Policy Faz 4: Fazeley, Mile Oak & Bonehill Housing		Core Policy 1 sets out Spatial Strategy – as CP1 is reviewed all associated policies will be reviewed	SHMA Affordable Housing Mix
Policy Shen 1: Shenstone Environment		Core Policy 1 sets out Spatial Strategy – as CP1 is reviewed all associated policies will be reviewed	
Policy Shen 2: Shenstone Services & Facilities		Core Policy 1 sets out Spatial Strategy – as CP1 is reviewed all associated policies will be reviewed	
Policy Shen 3: Shenstone Economy		Core Policy 1 sets out Spatial Strategy – as CP1 is reviewed all associated policies will be reviewed	Employment Land Review (ELR)
Policy Shen 4: Shenstone Housing		Core Policy 1 sets out Spatial Strategy – as CP1 is reviewed all associated policies will be reviewed	SHMA Affordable Housing Mix
Policy Whit 1: Whittington Environment		Core Policy 1 sets out Spatial Strategy – as CP1 is reviewed all associated policies will be reviewed	
Policy Whit 2; Whittington Service & Facilities		Core Policy 1 sets out Spatial Strategy – as CP1 is reviewed all associated policies will be reviewed	
Policy Whit 3: Whittington Economy		Core Policy 1 sets out Spatial Strategy – as CP1 is reviewed all associated policies will be reviewed	Employment Land Review (ELR)
Policy Whit 4: Whittington Housing		Core Policy 1 sets out Spatial Strategy – as CP1 is reviewed all associated policies will be reviewed	SHMA Affordable Housing Mix
<b>Local Plan Allocations 2008 - 2029 (Focused Changes Regulation 19)</b>			
<b>Infrastructure</b>			

Policy	RAG	Comments	Evidence Base
Policy IP2: Lichfield Canal		Policy reviewed and included within Local Plan Allocations, therefore does not require review	
Policy ST3: Road Line Safeguarding		Policy reviewed and included within Local Plan Allocations, therefore does not require review	
Policy ST4: Road and Junction Improvements – Lichfield City		Policy reviewed and included within Local Plan Allocations, therefore does not require review	
Policy ST5: Road and Junction Improvements – Fradley		Policy reviewed and included within Local Plan Allocations, therefore does not require review	
<b>Economic Development &amp; Enterprise</b>			
Policy EMP1: Employment Areas & Allocations		Policy does not require review	Employment Land Review (ELR)
Policy E2: Service Access to our Centres		Policy reviewed and included within Local Plan Allocations, therefore does not require review	Retail Centres Report
Policy E3: Shop fronts and advertisements		Policy reviewed and included within Local Plan Allocations, therefore does not require review	
<b>Natural Resources</b>			
Policy NR10: Cannock Chase Area of Outstanding Natural Beauty		Policy does not require review	
Policy NR11: National Forest		Policy does not require review	
<b>Built &amp; Heritage Assets</b>			
Policy BE2: Heritage Assets		Policy reviewed and included within Local Plan Allocations, therefore does not require review	Historic character assessment
<b>Lichfield City (inc Streethay)</b>			
Policy Lichfield 3: Lichfield Economy		Policy reviewed and included within Local Plan Allocations, therefore does not require review	Employment Land Review (ELR) Centres Study
Policy LC1: Lichfield City Housing Land Allocations		Policy considered fit for purpose and does not require review	SHMA Affordable Housing Mix SHLAA Urban capacity assessment
Policy LC2: Lichfield City Mixed-Use Allocations		Policy considered fit for purpose and does not require review	SHMA Affordable Housing Mix

# Appendix B Review of Existing Local Plan Policies

Policy	RAG	Comments	Evidence Base
			SHLAA Urban capacity assessment Delivery tool
<b>Burntwood</b>			
Policy Burntwood 3: Burntwood Economy		Policy reviewed and included within Local Plan Allocations, therefore does not require review	Employment Land Review (ELR) Retail Centres Study
Policy B1: Burntwood Housing Land Allocations		Policy considered fit for purpose and does not require review	SHMA Affordable Housing Mix
Policy B2: Burntwood Mixed-Use Allocations		Policy considered fit for purpose and does not require review	SHMA Affordable Housing Mix
<b>North of Tamworth</b>			
Policy NT1: North of Tamworth Housing Land Allocations		Policy considered fit for purpose and does not require review	Infrastructure study to the north of Tamworth SHMA Affordable Housing Mix
<b>East of Rugeley</b>			
Policy R1: East of Rugeley Housing Land Allocations		Policy considered fit for purpose and does not require review	SHMA Affordable Housing Mix
<b>Key Rural Settlements</b>			
Policy F1: Fradley Housing Land Allocations		Policy considered fit for purpose and does not require review	SHMA Affordable Housing Mix
Policy A1: Alrewas Housing Land Allocations		Policy considered fit for purpose and does not require review	SHMA

Policy	RAG	Comments	Evidence Base
			Affordable Housing Mix
Policy AH1: Armitage with Handsacre Housing Land Allocations		Policy considered fit for purpose and does not require review	SHMA Affordable Housing Mix
Policy FZ1: Fazeley, Mile Oak & Bonehill Housing Land Allocations		Policy considered fit for purpose and does not require review	SHMA Affordable Housing Mix
Policy GT1: Gypsy and Traveller Site Allocations		Policy considered fit for purpose and does not require review	Gypsy and Traveller Accommodation Assessment (GTAA)
Policy S1: Shenstone Housing Land Allocations		Policy considered fit for purpose and does not require review	SHMA Affordable Housing Mix
Policy W1: Whittington Housing Land Allocations		Policy considered fit for purpose and does not require review	SHMA Affordable Housing Mix
Policy OR1: 'Other Rural' Housing Land Allocations		Policy considered fit for purpose and does not require review	SHMA Affordable Housing Mix

## Appendix C Monitoring Framework

**C.1** Monitoring and review are two key components of the planning system. The District Council will be required to monitor the effectiveness of the Local Plan Review. Presently the Council publish information collected through the monitoring process through a suite of documents including the [Authority Monitoring Report](#) (AMR). The AMR is prepared and published annually and contains an assessment of progress with regards to the Local Plan and the extent to which its objectives are being achieved.

**C.2** The AMR is a flexible document and will need to be updated to take account of the Local Plan Review. The following table sets out some of the key indicators it is considered will need to be monitored as progress is made on the Local Plan Review.

Table C.1

Indicator	Possible source of data
<b>Housing</b>	
Percentage of population within a half hour or better weekday bus or train service	Staffordshire County Council
Number of homes built each year (compared to overall requirement)	Lichfield District Council monitoring
Number of affordable homes built each year (compared to affordable housing requirement)	Lichfield District Council monitoring
Number of homes built on previously developed land (brownfield land)	Lichfield District Council monitoring
Number of homes built each year by type (e.g. 1-bed flats, 2 bed houses etc.)	Lichfield District Council monitoring
Number of homes granted planning permission each year	Lichfield District Council monitoring
Number of self-build/custom build homes built each year	Lichfield District Council monitoring
Number of gypsy & traveller pitches delivered each year	Lichfield District Council monitoring
How affordable new dwellings are to residents and workers in the District.	Lichfield District Council monitoring
<b>Economic growth &amp; employment</b>	
Jobs/Occupation by type and sector	National statistics
Total employment floor space built each year by type (e.g. B1, B2, B8 use classes)	Lichfield District Council monitoring
Land available for employment development	Lichfield District Council monitoring
New employment development built on previously developed land (brownfield land)	Lichfield District Council monitoring
Number of visits to tourist attractions and total tourist spend each year	Lichfield District Council monitoring
Number of hotel spaces granted planning permission each year	Lichfield District Council monitoring
<b>Open space, health &amp; well being</b>	
The amount and quality of open spaces within the District	Lichfield District Council monitoring
New playing pitches delivered within the District	Lichfield District Council monitoring
Customer satisfaction with open spaces	Lichfield District Council monitoring
Life expectancy and healthy life expectancy	Staffordshire Observatory
Childhood obesity levels	Staffordshire Observatory
Deprivation	Staffordshire Observatory
<b>Infrastructure</b>	
Infrastructure projects delivered (projects identified within the District Council's evidence)	Lichfield District Council monitoring

Indicator	Possible source of data
Percentage of household waste sent for recycling, composting or reuse	Lichfield District Council monitoring, Staffordshire County Council & national statistics
Planning permissions granted against Environment Agency advice	Lichfield District Council monitoring
<b>Natural environment</b>	
Water quality of our rivers and streams	Environment Agency data
Condition of our biodiversity sites	Staffordshire County Council
Number and nature of planning permissions granted where there is no net gain in biodiversity to be achieved	Lichfield District Council monitoring
Number of planning permissions for countryside related enterprises granted each year	Lichfield District Council monitoring
Number of planning permissions for countryside related enterprises granted each year in the Green Belt	Number of planning permissions for countryside related enterprises granted each year
<b>Built &amp; historic environment</b>	
Percentage of our Conservation Areas with up to date appraisals and management plans	Lichfield District Council monitoring
Number of buildings on the 'at risk register'	Lichfield District Council monitoring
Percentage of residents who say they feel safe when outside during the day and after dark	Staffordshire Observatory

## Appendix D Infrastructure Delivery Plan

### Introduction

**D.1** This Appendix is the first stage of the development of an Infrastructure Delivery Plan (IDP) which will seek to identify the infrastructure requirements to support the growth proposals in the emerging Lichfield District Local Plan Review, as well as determining the estimated cost of this infrastructure and potential sources of funding.

**D.2** The subsequent IDP will form part of the appropriate evidence base which will underpin the Local Plan. This working document will be revised and amended as necessary to ensure it captures changing priorities over the plan period.

### Policy Context: Infrastructure Planning

#### National Policy

**D.3** The National Planning Policy Framework (NPPF) states that *local planning authorities should work with other authorities and providers to:*

- Assess the quality and capacity of infrastructure for transport, water supply, waste water and its treatment, energy (including heat), telecommunications, utilities, waste, health, social care, education, flood risk and coastal change management, and its ability to meet forecast demands; and
- Take account of the need for strategic infrastructure including nationally significant infrastructure within their area.

#### National Guidance

**D.4** The National Planning Policy Guidance (NPPG) provides further direction on infrastructure planning and states that the plan should be realistic about what infrastructure can be achieved and when. This includes identifying how infrastructure can be funded and delivered at the appropriate time; and, ensuring that the requirements of the plan as a whole will not prejudice the viability of development. It identifies that early discussion with infrastructure and service providers is particularly important to help understand their investment plans and critical dependencies.

#### What is Infrastructure

**D.5** The term infrastructure is broadly used for planning purposes to define all of the requirements that are needed to make places function efficiently and effectively and in a way that creates sustainable communities.

**D.6** Infrastructure is commonly split into three main categories, defined as

**D.7 Physical:** the broad collection of systems and facilities that house and transport people and goods and provide services e.g. transportation networks, housing, energy supplies, water drainage and waste provision, ICT networks, public realm and historic legacy.

**D.8 Green:** the physical environment within and between the buildings in our cities, towns and villages. A network of multi-functional open spaces, including formal parks, gardens, woodlands, green corridors, waterways, street trees and open countryside.

**D.9 Social & Community:** the range of activities, organisations and facilities supporting the formation, development and maintenance of social relationships in a community. It can include the provision of community facilities, education, healthcare, community centres, places of worship, sports and leisure facilities, local networks, community groups, small scale funding to assist local projects, skills development and volunteering.

## The Lichfield District Local Plan Review: Scope, Issues and Options

**D.10** The Lichfield District Local Plan currently comprises of two Development Plan Documents (xvii)

- The Local Plan Strategy (adopted 17th February 2015); and
- The Local Plan Allocations (which is currently at an advanced stage).

**D.11** The District Council is committed to reviewing the whole Local Plan, the Scope, Issues and Options consultation document represents the first stage in the review process.

**D.12** The Local Plan review provides an opportunity for the Council to consider the effectiveness of the current Infrastructure Delivery Plan and evolve the document to ensure it enables realistic infrastructure planning to support future planned growth.

## Infrastructure Planning for Lichfield District

### Previous Infrastructure Delivery Plans

**D.13** The adopted Local Plan Strategy recognised that there is a requirement for significant investment in infrastructure within and outside the District to support the level of development identified through the Spatial Strategy. The key infrastructure requirements were set out in within the Local Plan Strategy with the full range of requirements being articulated within an IDP. The IDP deliberately took a broad approach to ensure that it not only supported and enabled the development of essential infrastructure but also identified and supported wider aspirations linked to the Local Plan. Over the life of the Local Plan Strategy the IDP has been reviewed seven times to ensure it remained relevant.

**D.14** This IDP will contain the most current assessment of infrastructure needed to support development in the District. At this point it is considered appropriate that infrastructure requirements attached to enabling the delivery of the growth identified within the Local Plan Strategy should remain within the IDP. However it is recognised that the review may place additional pressure on existing infrastructure or identify different infrastructure requirements to support growth. It is therefore essential that previous infrastructure solutions are revisited and may lead to infrastructure responses evolving or being adapted to meet planned growth.

### Community Infrastructure Levy (CIL)

**D.15** Infrastructure funding will come from a variety of different sources over the plan period. The IDP will identify the income streams available to fund infrastructure requirements. The District Council is, following the adoption of its Community Infrastructure Charging Schedule in April 2016, Regulation 123 list and CIL Governance and Administrative arrangements able to provide clarity and transparency regarding developer contributions related to the delivery of infrastructure.

xvii Until adoption of the Local Plan Allocations the Council still relies on a number of saved policies from the Lichfield District Local Plan 1998

**D.16** The distribution of a meaningful proportion of CIL revenue to Parishes where development takes place will support the delivery of local infrastructure requirements.

## Preparing the Infrastructure Delivery Plan

### Infrastructure Delivery Plan Proposed Structure

**D.17** The following structure is proposed to ensure the IDP is a document that positively enables the delivery of sustainable development within Lichfield District as articulated within the Local Plan.

**D.18** Infrastructure will be categorised under headings that reflect the Strategic Objectives of the Local Plan.

**D.19** For each infrastructure type, the IDP will set out the District requirement, where and when it is required, why it is needed, including an update on the delivery of the infrastructure at time of publication. It will also set out what progress will be made over the forthcoming year and identify whether there are any risks and mitigation measures to assist with delivery. To ensure we are clear on why we require infrastructure improvements we will also identify where in our evidence base needs and solutions have been identified.

**D.20** In essence the following questions will shape the documents content.

- What?
- Where?
- When?
- Why?
- Where are we now?
- What are the next steps for the year ahead?
- Evidence Base Fit - which part of our evidence base supports this need?

### Question 38

Do you agree that the proposed IDP structure will enable the effective articulation of infrastructure requirements associated with the Local Plan?

### Prioritisation of Infrastructure Delivery

Each infrastructure project will also include priorities to identify its relationship to the Local Plan.

Each project will be prioritised as follows:

**D.21 Critical:** physical constraint to growth – development cannot come forward without it;

**D.22 Essential:** development cannot come forward in a sustainable/acceptable way without it.

**D.23 Important:** development can come forward but some sustainability goals will need to be compromised and adverse impacts accepted.

#### Question 39

Do you consider the prioritisation of infrastructure a useful tool to enable delivery?

#### Question 40

Do you consider that the identified prioritisation categories and their definition

#### Evidence Base

**D.24** The infrastructure requirements which appear in the IDP will be informed by a suite of evidence base studies.

**D.25** Appendix A of the Lichfield District Local Plan Review: Scope, Issues & Options outlines key studies and subject areas that the Council considers necessary to support the Local Plan Review. This evidence base is critical to ensuring that the Council has a thorough understanding of the needs and issues of its areas and that the delivery of housing, employment, retail and other requirements is not compromised by a lack of sites infrastructure constraints or other inadequacies.

#### Question 41

Do you consider the extent of the evidence base studies outlined above is sufficient to provide a sound basis for the development of an IDP?

**D.26** The District Council works with a range of partners to ensure its communities are supported by and able to access appropriate infrastructure. As such responses to infrastructure requirements will be informed by strategies and action plans that are not all produced or developed by Lichfield District Council.

#### Question 42

Does your organisation have an adopted strategy or action plan which could influence the What, Where, When, section of the IDP? If yes, please list the documents you would like to be considered for inclusion.

#### Stakeholder Engagement

**D.27** Throughout the process of producing the new IDP infrastructure providers will be invited to comment on the issues, options and proposals during formal public consultations. It is however recognised that collaborative working with stakeholders will be required to ensure the development of an IDP which will enable the plan to move through to delivery.

**D.28** The District has produced an IDP to support the Local Plan Strategy and this document has been reviewed a number of times during the life of the Local Plan Strategy. The document was initially developed following facilitated day long events (over 300 stakeholders invited) which focused on discussing topics that covered environmental, social, community and physical issues and was followed up with individual meetings. We do not intend to duplicate this process, there is however a recognition that previous engagement alongside the subsequent review mechanisms has led to the establishment of connections with our partners and increased understanding of infrastructure requirements. Therefore it is within this context that the following actions are identified as a means of engaging with stakeholders to develop the IDP to accompany the Local Plan Review.

**D.29** Recognition that it is essential that strategic cross border infrastructure elements are identified and a coordinated planned response is central to the IDP and will therefore also shape engagement.

- In this early stage of the IDP development we will coordinate engagement with key external stakeholders through our proposed Duty to Cooperate process.
- Engagement with the Lichfield District Strategic Partnership will be completed.
- Meetings with internal infrastructure providers will be completed.
- Utility providers will be contacted individually.

**D.30** As preferred options emerge meetings with individual organisations or themed collectives focused on infrastructure elements will be facilitated.

#### Question 43

Do you agree that the proposed stakeholder engagement process will result in the identification of infrastructure requirements and enable the delivery of those requirements?

#### Next Steps

**D.31** Core Policy 4: Delivering our Infrastructure and Policy IP1: Supporting & Providing our Infrastructure are identified as Policies Requiring Minor Amendments within the Introduction & Context section of the main body of this documents. You may wish to consider responding to Question 5 in addition to the questions posed within this appendix.

**D.32** The next stage of preparing the Local Plan, which will be our Preferred Options will include an Infrastructure Delivery Plan (IDP). This will include a careful assessment of the infrastructure needed to support the development being suggested. The IDP will ensure that infrastructure requirements are fully taken into account in preparing the plan, and ensure that all the necessary infrastructure providers are involved in the Plan process.

## Glossary &amp; Abbreviations

Term	Abbreviation	Meaning
Adaptation		A change or modification to suit new conditions or needs ,e.g. adapting to the effects of climate change.
Adoption		The final confirmation of a development plan or Local Development Document as having statutory status by a Local Planning Authority (LPA).
Affordable Housing		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>
Affordable Rent		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.
Amenity Greenspace		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.
Authority/Annual Monitoring Report	<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.
Appropriate Assessment	<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.
Area of Outstanding Natural Beauty	<b>AONB</b>	A statutory National Landscape designation to provide special protection to defined areas of natural beauty. These are designated by Natural England.
B1 - Business		In terms of the Use Class Order, B1 represents businesses such as research and development and light industry.
Biodiversity		The whole variety of life encompassing all genetics, species and ecosystem variations. This includes diversity within species, between species and of ecosystems.
Biodiversity Action Plan	<b>BAP</b>	A plan concerned with conserving, protecting and enhancing biological diversity.
Biomass		The biodegradable fraction of products, wastes and residues from agriculture (including plant and animal substances), forestry and related industries.
Broad Development Location		A broad development location is a broad area of search, within which, allocations for development will be considered through the Local Plan Allocations document.
Brownfield Development or Sites (Previously Developed Land)		Site available for re-use which has been previously developed, and is either abandoned or underused. The definition covers the curtilage of the development.
Building for Life	<b>BFL</b>	A national standard for well designed homes and neighbourhoods, developed by Communities And Built Environment and the Home Builders Federation.
Bulky Goods		Retail goods of a large physical nature (for example DIY, furniture, carpets) that sometimes require large areas for storage or display.
Building Research Establishment's Environmental Assessment Method	<b>BREEAM</b>	A widely used environmental assessment method for all buildings setting the standard for best practice in sustainable design.
Central Rivers Initiative	<b>CRI</b>	A partnership approach to managing the River Trent and River Tame in the region between Tamworth and Burton upon Trent.

Community Infrastructure Levy	<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.
Circular		A paper produced by the government to provide guidance and instruction.
Climate Change		Long term change in weather patterns and increased global temperature, which is likely to be caused by an increase in Carbon emissions.
Clinical Commissioning Groups	<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.
Code for Sustainable Homes		Criteria set out by the government to help enforce sustainable residential development. The Code begins at Level 1 being the least sustainable through to Level 6, the most sustainable.
Comparison Goods		Goods that consumers buy at infrequent intervals and normally would compare prices before buying e.g. TV, fridges, clothes etc.
Combined Heat and Power	<b>CHP</b>	The use of waste heat from power generation to provide heating for a building or a neighbourhood.
Community Infrastructure Levy	<b>CIL</b>	A new provision which empowers, but not requires, Local Authorities to obtain a financial contribution on most types of new development based on the size and type of the development. The proceeds of the levy are to be spent on local and sub-regional infrastructure to support the community.
Conservation Area		Areas of special architectural or historic interest, the character, appearance or setting of which it is desirable to preserve or enhance.
Convenience Goods		Widely distributed and relatively inexpensive goods which are purchased frequently and with minimum of effort, such as petrol, newspapers, and most groceries.
Civic Spaces		An extension of the community or public institutions which form the spaces between buildings, such as market squares.
Decentralised Energy Supply		The use of energy from on-site or renewable sources limiting the need to draw energy from the national supply.
Deliverable Urban Windfalls		A small scale development in the urban area which comes forward for development and is suitable for delivery but has not been previously included in a development plan.
Developable Urban Windfalls		A small scale development in the urban area which comes forward for development but has not been previously included in a development plan, and may be considered suitable for development in the future.
Developer Contributions		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.
Development		Development is defined under the 1990 Town and Country Planning Act as "the carrying out of building, engineering, mining or other operation in, on, over or under land, or the making of any material change in the use of any building or other land."
Development Management		The management or 'control' planning system which requires planning permission to be obtained, and in line with policy, before development can take place.
District Park		A significant area of publicly accessible natural or semi-natural open space offering opportunities for recreation and play also referred to in this document as a Country Park.
Diversification of Rural Employment		The establishment of new enterprises in rural locations often re-using rural buildings and land that is no longer used for agriculture.
Ecological footprint		A measure of human demand on the Earth's ecosystems and natural resources.
Employment Land Availability Assessment	<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.
Evidence Base		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.
Examination in Public	<b>EIP</b>	The consideration of public views on a development plan document, or proposed changes to it, held before an independent inspector.
Flood plain		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.
Floorspace capacity		Available space for office, retail or industrial units within a specific area.
Grant Aid		Money coming in from central government or other external sources for a specific project.
Green Belt (not to be confused with the term ‘greenfield’)		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: <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>
Green Infrastructure		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.
Green Networks or Corridors		Linking rights of way, cycle routes, canals, rivers, parks and woodland to create greater accessibility to the countryside and provide potential for improved biodiversity.
Greenfield Land or Site		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.
Greenway		Part of green infrastructure, a corridor of undeveloped land, as along a river or between urban centres, that is reserved for recreational use or environmental preservation.
Gypsies & Travellers		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.
Habitat Regulations Assessment	<b>HRA</b>	See appropriate assessment.
Heathland		An area of open uncultivated land dominated by dwarf shrubs including heath, gorse, bog, bracken and scrub.
Historic Environment Character Area	<b>HECA</b>	An area of defined character in the landscape, such as medieval field patterns.
Historic Environment Record	<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.
Historic Landscape Character		The identification of the historic development of today's landscape, and the resultant pattern of physical features due to geography, history and tradition.
Homeworking		Relates to the growing practice of working from home, especially when related to the use of Information Communication Technology.

Housing Association	<b>HA</b>	Private, non-profit organisations that provide social housing for people in need of a home.
Housing Market Area		A geographical area which is relatively self-contained in terms of housing demand
Housing mix		The provision of a mix of house types, sizes and tenures in an area.
Implementation		The practical delivery of a measures that form part of a plan.
Indices of Multiple Deprivation	<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.
Information Technology and Communication	<b>ITC</b>	Communication devices and the services contained within them, such as computers, mobile phones and satellite systems.
Infrastructure		The basic structures and facilities needed to support a society or organisation.
Infrastructure Delivery Plan	<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.
Intermediate Affordable Housing		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.
Issues, Options & Preferred Options , Policy Directions and Shaping Our District		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.
Key Rural Settlements		Defined settlements outside major towns/urban areas providing services and facilities.
Lichfield District Council	<b>LDC</b>	The local authority responsible for matters including planning, environmental health, waste collection, housing, parks and open space.
Lichfield Transport and Development Strategy	<b>LtADS</b>	A package of measures to deliver road and public transport improvements for Lichfield City.
Lichfield Sustainability Working Group	<b>LSWG</b>	A group established to undertake the sustainability appraisal and SEA for the Local Plan.
Local Centre		Small shops and perhaps limited services, serving a small catchment. Sometimes also referred to as a local neighbourhood centre or key rural centre.
Local Planning Authority	<b>LPA</b>	The Local Authority or Council that is empowered by law to exercise planning functions. Often the local Borough or District Council.
Local Plan		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.
Local Plan Strategy		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
Local Plan Allocations		Second part of the Lichfield District Local Plan which will contain policy based allocations to manage development within the District until 2029
Local Geological Sites	-	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.
Local Transport Plan	<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.
Major Development		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.

Manual for Streets		A joint publication by the Departments for Transport and Communities and Local Government to provide guidance for practitioners involved in the development of new streets, with a strong focus on people friendly streets.
Midlands Plateau Integrated Biodiversity Delivery Area		An area that comprises important concentrations of biodiversity which are to be improved.
Mitigation		Measures to avoid, reduce or offset the significant adverse effects of an external factor e.g. Lessening the effects of climate change.
Mixed use (or mixed use development)		Provision of a mix of complementary uses, such as residential, community and leisure uses, on a site or within a particular area.
National Forest		A national project for woodland creation, tourism and economic revival.
National Planning Policy Framework	<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).
National Planning Practice Guidance	<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.
Natural assets		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.
Natural & Semi-natural Greenspace		Includes woodlands, wetlands, urban forestry, Local Geological Sites, scrub and grassland.
Nature Reserves		A protected area of wildlife or other geological interest. Can also be used to provide opportunity for special areas of research.
Neighbourhood Centre		An group of essential local services which may comprise a shop, post office, take away, health centre and a pharmacy. See also, local centre.
Neighbourhood Plan		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.
Neighbourhood Area (Designated Neighbourhood Area)		An area designated for the purposes of undertaking and producing a Neighbourhood Plan for that area as defined in the Neighbourhood Planning (General) Regulations 2012.
Offices		Defined by Class A2 of the Use Class Order, including financial and professional services, rather than businesses which are covered by Class B1 of the Use Class Order.
Open Space		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.
Other Rural Settlements		Smaller villages that do not have a good range of public services.
Pitch (Gypsy and Traveller Sites)		A designated place for a family of Gypsies or Travellers to live.
Phasing		Distinct stages of development implemented in a sequential manner appropriate to demand.
Previously Developed Land	<b>PDL</b>	Land which is currently or has in the past been occupied by a permanent structure and associated infrastructure.
Primary Care Trust	<b>PCT</b>	An NHS primary care trust is a type of NHS trust, which is part of the National Health Service in England. The PCT formerly provided some primary and community services or commissions them from other providers, and are involved in commissioning secondary care.
Policies Map		A map of the District which shows planning policy designations spatially.
Regeneration		The economic, social and environmental renewal and improvement of rural and urban areas.
Regional Spatial Strategy	<b>RSS</b>	The RSS was a strategy for how a region should look in 15 to 20 years time and possibly longer. It identified the scale and distribution of new housing in region, indicates areas for regeneration, expansion or sub-regional planning and specifies priorities for the environment, transport, infrastructure, economic development, agriculture, minerals and waste

		treatment and disposal. Regional Spatial Strategies were revoked by the Secretary of State. The Regional Spatial Strategy for the West Midlands no longer forms part of the development plan.
Registered Provider	<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.
Regulated Energy		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.
Renewable Energy		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.
Retail Floorspace		Total floor area of the property that is associated with all retail uses. Usually measured in square metres.
Rural Housing Needs Survey		Research to establish housing demand and the satisfaction of existing residents within the rural area.
Rural Regeneration		Careful development in rural areas to ensure local housing needs are met and that there are suitable opportunities for employment to ensure economic sustainability.
Safeguarding		To ensure that no harm is caused to a particular feature.
Scoping Report		The first stage in the Sustainability Appraisal process.
Section 106 Agreement		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.
Severn Trent Water Ltd.	<b>STWL</b>	The water treatment company for Lichfield District.
Site of Biological Importance	<b>SBI</b>	A non-statutory designation used to protect locally valued sites of biodiversity. Also referred to as Local Wildlife Sites.
Site of Special Scientific Interest	<b>SSSI</b>	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).
Social Rented Housing		Rented housing owned and managed by local authorities and registered social landlords, for which guideline target rents are determined through the national rent regime. It may also include rented housing owned or managed by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or with the Housing Corporation as a condition of grant.
Soundness		A term referring to the justification of a Local Plan Document in line with legislation and national and regional guidance. To be tested at an Examination in Public.
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	<b>SAC</b>	Strictly protected sites for rare and threatened species and habitats on land or sea as designated under the EC Habitats Directive.
Staffordshire County Council	<b>SCC</b>	The local authority responsible for matters including education, transport, highways, minerals and waste.
Staffordshire Strategic Partnership	<b>SSP</b>	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	<b>SDA</b>	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	<b>SFRA</b>	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	<b>SHLAA</b>	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	<b>SHMA</b>	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	<b>SPD</b>	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	<b>SA</b>	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 Communities		Central Government refers to sustainable communities as 'places where people want to live and work, now and in the future'. Creating communities that are more sustainable will generally mean seeking to provide a range of homes, jobs and facilities that enables people to meet more of their needs locally without the need to make long journeys by private transport.
Sustainable Community Strategy	<b>SCS</b>	A strategy prepared by a community to help deliver local aspirations, introduced under the Local Government Act 2000. There is no longer a requirement for Local Authorities to prepare an SCS.
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 environment; the prudent use of natural resources; and maintenance of high and stable levels of economic growth and employment.
Sustainable travel / Sustainable Transport		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.
Sustainable Drainage Systems	<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.
Third Sector		The Third Sector is a term frequently used to describe voluntary, community and not-for-profit organisations. The term is taken in reference to the private and public sectors.

Traffic Impact Assessment	<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.
Travelling Showpeople		Members of a group organised for the purposes of holding fairs, circuses or shows (whether or not travelling together as such). This includes such persons who on the grounds of their own or their family's or dependants' more localised pattern of trading, educational or health needs or old age have ceased to travel temporarily or permanently.
Unregulated energy		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.
Urban Cooling		The effect which can be achieved by increasing vegetation cover and reducing hard surface cover in built up areas to reduce very high temperatures.
Urban open space		Parks, play areas, sports fields, commons, allotments, green corridors alongside rivers/canals/railways and other open areas vital to the cultural, aesthetic and historic heritage of urban life.
Veteran Trees		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.
Viability		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.
Vibrancy		An area or street which is alive with activity.
Vitality		In terms of retailing, the capacity of a centre to grow or develop.
Waste Hierarchy		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.
Water Framework Directive	<b>WFD</b>	A European Union Directive committing member states to achieve good qualitative and quantitative status of all water bodies by 2015.
Windfall Development or Site		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.