RA. RURAL AREA TYPE

The Rural Area Type comprises the countryside outside of settlement boundaries, part of which is within the green belt.

The characteristics of the Rural Area Type are its openness and countryside character. It contributes an important role in the district, providing biodiversity and amenity value, farmland, and separation between settlements to prevent urban sprawl. The intrinsic character and beauty of the countryside is recognised, and preserved. The boundaries around settlements are therefore well defended, and there is a presumption against built development in the Rural Area Type, with some exceptions.

When land within the Rural Area Type becomes formally allocated for development through a Neighbourhood Plan or Local Plan Review, it will be reassigned to the relevant Area Type controlling built development, depending on the nature of the allocation (e.g. the Suburban or Industrial Area Type).This code relates to the relatively rare instances when development is permitted within the Rural Area Type.

DESIGN CODE

1. Movement

RA1.1 Sustainable Transport and Access

Development must not cause an unacceptable impact on local roads, residents' access, parking pressure or road and pedestrian safety.

Development must exploit any opportunities to improve sustainable transport, including the enhancement of routes to improve access on foot, cycle and by public transport.

Street and building lighting is encouraged, but must take care to avoid light pollution and its detrimental impact on residential amenity.

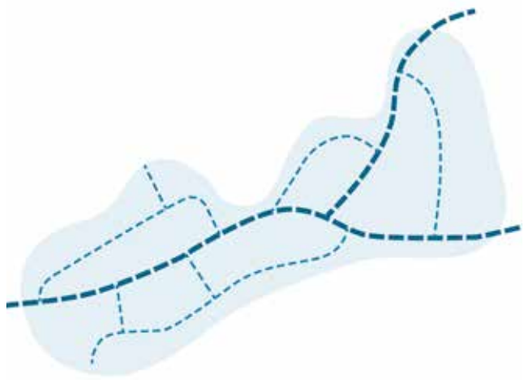


Figure RA.2. Typical street pattern in rural area

Figure RA.1. Road with cycle lane in rural area

RA1.2 Emergency Access and Servicing

Emergency vehicles must be able to access to **within 30m** of every home. Care should be taken to ensure that parked cars don't block this access.

Refuse vehicles should be able to access **within 10m** of all bin stores.

RA1.3 Parking Standard

Allocated parking must be provided to the following standard:

- **3 spaces** for **5 bedroom** homes and above
- **2 spaces** for **3 and 4 bedroom** homes
- **1 space** for **1 and 2 bedroom** homes

Unallocated visitor parking must be provided as **one space per four homes.**

All parking will enable electric charging points.

RA1.4 Allocated Parking

Allocated parking provided on plot should be to the side or rear of the property.

In-curtilage parking in front gardens is limited to **50%** of the property's frontage, and only where there is room to retain 3m of frontage as a garden. An exception can be made for blue badge parking

Landscape should be used to reduce the visual impact of parked cars.

2. Nature

Nature and green space must be protected, enhanced, restored, and replaced, with any new development contributing to biodiversity and preventing flooding.

RA2.1 Conservation of green space

Development must avoid unacceptable harm to local landscape character, natural assets both designated and undesignated, and blue / green infrastructure. Proposals for new buildings must be evidenced with a Landscape and Visual Impact Assessment to ensure protection of the countryside.

RA2.2 Biodiversity

In line with national policy, all new development must achieve at least a **20%** Biodiversity Net Gain in line with local policy.

This can include enhancement or restoration of existing habitats, or creation of new habitats that compliment and contribute to the Nature Recovery Network. Developments must demonstrate where and how this habitat can be incorporated within a scheme.

Development proposals must be supported by the appropriate ecological surveys to identify the potential to impact upon species and habitats, and the latest Biodiversity Metric Calculator where required.

Other ecological enhancement measures should be integrated into development sites including landscaping and planting to increase biodiversity, hibernacula creation, wildlife pond creation, and species boxes i.e., for birds, bats, bees, and hedgehogs.

Fragmentation of habitats should be minimised and opportunities for restoration, enhancement, and connection of natural habitats (including links to habitats outside Lichfield District) should be maximised. This includes retaining and integrating ecological corridors that connect to suitable green spaces within a development and the wider landscape to allow the movement of animals and continuation of viable populations.

RA2.3 Water and Flood

The rural area includes natural flood plain where development will not be permitted.

An Emergency Plan (EP) should be provided if relevant pedestrian and/or vehicular access and escape routes of a proposed development would be affected during a flood from any source.

Proposals for all buildings, hard surfacing or extensions should submit a Foul and Surface Water Drainage Statement or have standard drainage conditions attached. This is set to increase in the future because of changes to weather events and sea levels due to climate change.

Development adjacent to watercourses must allow public access along the water course. Culverted watercourses must be opened and naturalised.

RA2.4 Sustainable Urban Drainage

All new development must incorporate Sustainable Urban Drainage Systems (SuDS) to achieve a greenfield run-off rate.

These should be integrated with the overall Landscaping Strategy and existing natural features on site, managed to increase value to wildlife and biodiversity, and additional recreational benefits where possible, while reducing impermeable surface cover.

SuDS can be adapted to suit any site and can contain different and various components, with multiple applications and benefits to achieve sustainable water management. When creating a SuDS network, various factors need to be considered at different scales:

- **Site Scale:** existing natural drainage patterns, runoff rates, storm water features, amenities, and landscape character
- **Building Scale:** water efficiency features, green roofs, living walls, water butts etc.

Please refer to Staffordshire County Council (SCC) SuDS handbook for detailed advice and guidance on SuDS design.

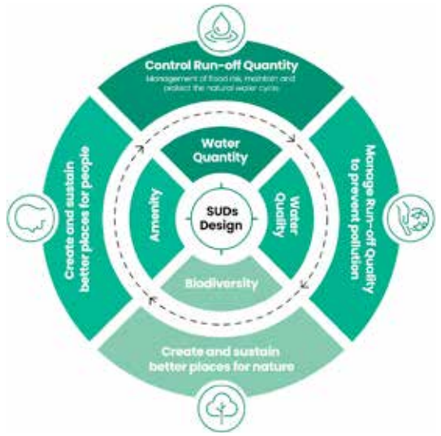


Figure RA.4. Four Pillars of SuDS Design. ©The SuDS Manual C753, Ciria

RA2.5 Permeable Surfaces

Hardstanding, driveways and pathways decrease the percolation of water into the ground which increases surface water run-off and in turn contributes to flooding.

New hard surfaces which are not part of the public highway should be designed to be permeable.

RA2.6 Trees and Boundary treatments

Boundary treatments such as hedges must be maintained to preserve local character, and included in proposals for new development.

Sites may contain trees protected by Tree preservation Orders or by Conservation Areas. Where works are proposed which are not immediately required to implement a full planning consent, the relevant Conservation Areas, or with restrictive conditions application or notification procedure must be followed. Restrictive conditions or legal covenants relating to trees, must also be considered and authorisation from the enforcing body is to be gained prior to commencing works. Protecting trees, must have written authorisation from Lichfield Council before any works that will impact /harm the tree is undertaken.

In line with local validation guidance an arboricultural survey to BS5837-2012 must be undertaken where there are semi-mature / mature trees /protected trees (TPO or Conservation Area) or hedgerows within the site and/or off-site trees **within 15 meters** of the application site. This is irrespective of whether the trees are to be removed or retained. All trees rated A and B (per BS5837-2012) must be retained unless exceptional circumstances can be demonstrated. Arboricultural survey must be undertaken and all trees rated A and B must be retained unless exceptional circumstances can be demonstrated.

Development must not result in the loss or damage of trees and hedges of good arboricultural, ecological and amenity value, unless mitigated through re-provision of equal of greater ecological, arboricultural and amenity value elsewhere.

3. Built Form

Built form relates to the size and position of new buildings, and their impact on the landscape.

RA3.1 Rural built form

Development in rural areas must make efficient use of its site and avoid unnecessary sprawl. Configuration of new buildings such as for agricultural and economic development should be concentrated and retain the openness of the countryside.

Traditional farmsteads within the Rural Area Type make up a fundamental part of the character of the area and there character should be preserved and replicated in new development.

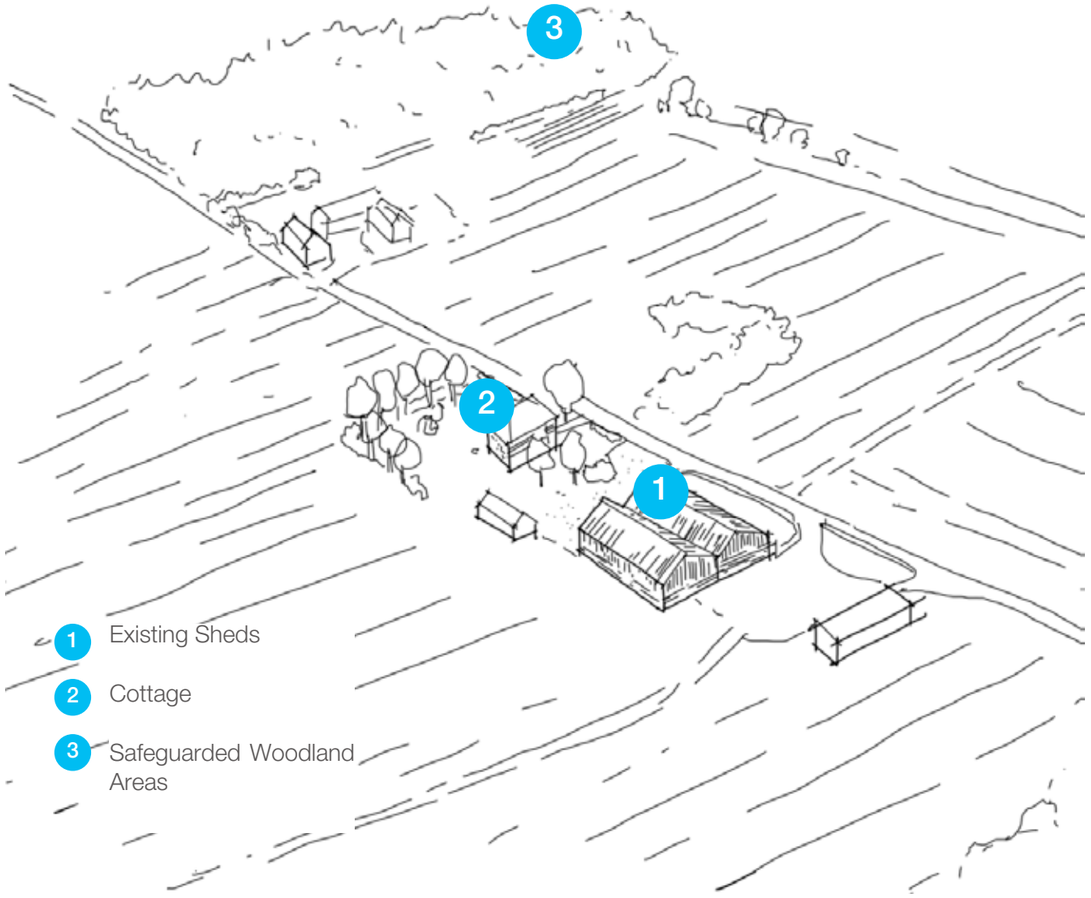


Figure RA.5. Built form in rural area

RA3.2 Building Heights

Building heights must be sensitive to topography, heritage assets and open views across the countryside. Building heights will vary according to the specific local context and must reflect local character, taking their cues from neighbouring buildings. This will typically mean buildings of no more than 2 storeys (7m to eaves). Where three storey buildings are proposed or where agricultural structures exceed 7m this must be justified in relation to the surrounding context.

Total heights **must be no greater than 3m** above the eaves heights, with the exceptions of chimneys and aerials.

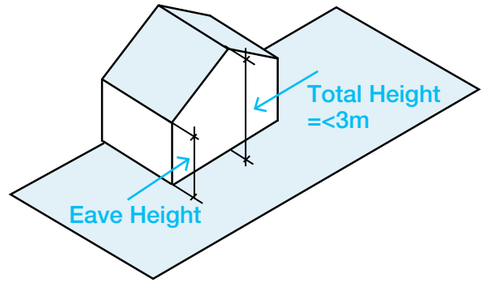


Figure RA.6. Two-storey homes building height

4. Identity

Identity relates to the architectural design of new buildings. This is one of the most important issues in creating new development but also one of the most difficult to write rules about. The code is not prescriptive about a particular architectural style, but encourages all development to use an architect and to prioritise high quality design.

RA4.1 Scheme Design

All new development must be accompanied by a Design and Access Statement that sets out a rationale for the design of the scheme.

This must include an assessment of the character of the area surrounding the development. This must reference the Conservation Area Guidance if applicable, as well as any Neighbourhood Plan design policies. The Lichfield Extensive Urban Survey and Lichfield Historic Environment Assessments may be useful to support the creation of local character assessment.

This character will include materials, architectural styles, window design, the shape of roofs and architectural detailing.

The Design and Access Statement must show how this analysis has influenced the design of new buildings.

RA4.2 Architecture

The code is not prescriptive in terms of architectural style. Proposals must fit in to their surroundings although this can be done in a historical or a contemporary style.

Developers are encouraged to use architects in the design of new buildings and are encouraged to use a variety of designs that draw inspiration from the architecture of the rural area, particularly in Conservation Areas where the relevant guidance must be consulted.

Any proposed extension or redevelopment must be designed as a contemporary or traditional interpretation of local vernacular.

Figure RA.7. Typical architectural style in rural area

RA4.3 Materials

Materials must predominantly be red brick with terracotta roof tiles, in keeping with the traditional housing in the area. Large area of render and timber cladding are not permitted.

Local Materials Used in a Traditional Way

Red / Brown Brick Wall

Brown/ Red Clay Tiles

Staffordshire Blue Tiles

Render

Light Framing (studs) with Brick

Metal Details & Wooden Frame

Local Materials Used in a Contemporary Way

Brick-Laying

Multi Cladding

Brickwork Details

Horizontal Wood Cladding

Vertical Wood Cladding

Stone Detail

Figure RA.8. Local materials can be used in contemporary way and respect surrounding context

RA4.4 Rooflines

Roofs must be pitched but a variety of roof configurations is encouraged.

Roof pitch, ridge height and form should be the same amongst new development.

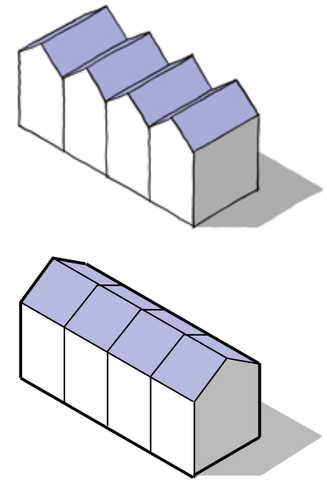


Figure RA.9. a variety of pitched roof configurations

5. Public Realm

Public realm guidance relates to streets and public squares (parks and green spaces are dealt with in section 2). Guidance on streets is based on street hierarchy illustrated in each settlement coding plans in Chapter 2, and the guidance in this section is based on that structure.

RA5.1 Street Type

The design of streets will vary with the type of street. Street design must therefore be based on the hierarchy of streets set out either in the coding plan for existing areas or the regulatory plan for new development.

Not all areas will include all streets but the street hierarchy may include:

- **Primary Streets**: The main roads through the rural area type.
- **Secondary Streets**: Roads and lanes providing access between villages.
- **Local Streets**: Most other streets providing access to properties.

RA5.2 Public Spaces

Any development proposals that would cause unacceptable harm to the local landscape character, or nature conservation will not permitted; proposals must be evidenced with a Landscape and Visual Impact Assessment (LVIA), Townscape and Visual Impact Assessment (TVIA), conservation appraisal and archaeological appraisal. Developments must be in line with the latest policy requirements and best practice.

Street Type	Primary Streets	Secondary Streets	Local Streets
Traffic	Two Way	Two Way	One or two way
Design Speed	40mph	30mph	20mph
Building line Compliance	0%	0%	0%
Set Back	up to 6m	2-6m	NA
Parking	On Plot	On Plot	On Plot
Cycling	Designated lanes in both directions	On carriageway	On carriageway
Footway	At least 2.5m	At least 2m	At least 2m
Street Trees	On at least one side spacings no greater than 60m	On at least one side spacings no greater than 60m	No requirement

6. Uses

RA6.1 New homes

The development of isolated homes in the countryside must be avoided, unless there is an essential need for a rural worker to live close to their business, or the conversion would secure the optimum viable use of a heritage asset, or the development is a conversion, a rural exceptions sites or housing of exceptional quality as defined by the National Planning Policy Framework.

RA6.2 Development in the Green Belt

Policies guiding what can be developed in the Green Belt are clearly set out in the National Planning Policy Framework. This allows for certain types of development including for agriculture and forestry, the replacement of existing buildings, and facilities for sport and recreation, subject to a range of criteria.

RA6.3 Conversions

Conversions of existing redundant buildings in the Rural Area Type such as barns are supported, subject to their operation not having an adverse impact on nearby neighbours or local amenity.

Proposals must enhance their immediate setting, ensuring provision of open space and access.

Figure RA.10. An example of converting existing redundant buildings to house

RA6.4 Rural exceptions sites

Rural exception sites are a specific category of housing development defined by the National Planning Policy Framework. Their purpose is to enable the delivery of affordable homes where development may not normally be allowed, in order to sustain the vitality of rural communities. They are usually small in scale, and situated on the edges of villages.

Proposals for housing via the rural exceptions policy route will be assessed against the coding rules for the Suburban-Village Area Type.

Any kind of affordable housing can be delivered, provided there is adequate evidence of local need. It can be supported by some market housing. Housing must be tenure blind.

Housing proposals must be responsive to local circumstances and character. New housing should be of a tenure and type that meets an identified need, and should consider including housing for older people.

RA6.5 Community Facilities

Development must preserve, maintain and enhance local services and community facilities to ensure that rural communities continue to operate as sustainable communities in the future.

New development should look to integrate new local services that are needed. These must respect local character and residential amenity, and be easily accessible by sustainable modes including walking and cycling.

Facilities should be appropriately placed and connected to residential development, and reflect the table below.

Rural economy

The sustainable growth and expansion of businesses in rural areas is encouraged through conversion and extension of existing buildings and new buildings. The use of previously developed land is encouraged. All such development must respect its local context and character, protect residential amenity; and maintain or improve highway safety.

Figure RA.11. Cluster of agrarian buildings for Stanford Educational Farm

Agricultural buildings

The development and diversification of agricultural and other land-based rural businesses is supported in the Rural Area Type.

Figure RA.12. An example of agriculture building in rural area

RA6.6 Extensions

Extensions in rural areas should be modest and preserve the traditional character and appearance of the original dwelling. Within the Rural Area Type, many existing residential household extensions will be covered by Permitted Development Rights unless these are restricted. Those that require planning permission must be of appropriate scale compared to the original dwelling and match the character of the existing area. This will require an assessment based upon the layout, size, scale, architectural design and public view. The following coding is common to all area types in this code although it is recognised that not all items will be relevant to the rural area type:

General principles

Extensions to existing dwellings must not adversely affect the level of amenity enjoyed by neighbouring properties. Impacts to amenity can compromise one or more of the following:

- A reduction in levels of daylight and sunlight to the main windows of habitable rooms;
- A reduction in sunlight to a garden;
- Overlooking resulting in a loss of privacy; and/ or
- An increase in the 'sense of enclosure' experienced within a habitable room or garden.

One key way of maintaining the amenity of neighbouring properties is to apply the **45-degree rule**, which means no extension should go beyond a 45 degree line taken from the centre point of nearest window of neighbouring dwelling.

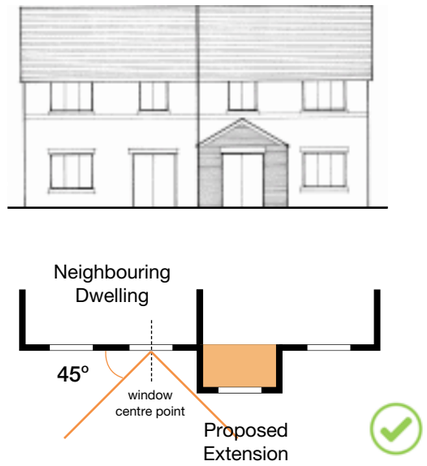


Figure RA.13. Use the 45-degree rule to avoid impact on neighbouring development (Plan)

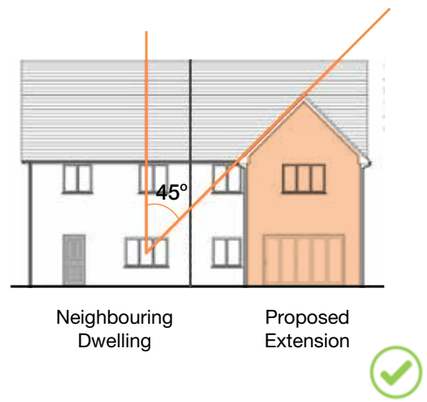


Figure RA.14. Use the 45-degree rule to avoid impact on neighbouring development (Elevation)

The cumulative area of extensions to properties **must not exceed 50%** of the original garden space of a property.

≤ 50%
of original garden space

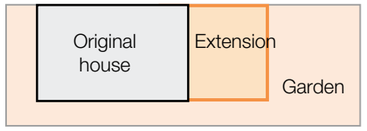


Figure RA.15. Overall extension footprint must not exceed 50% of the original garden space.

All extensions and additions to residential properties must be for residential use unless ancillary.

All proposals should be designed to match the character and appearance of the existing dwelling. In some instances, modern and innovative design can be achieved. This requires a Design and Access Statement setting out the design rationale.

Dormers

The addition of dormer windows, particularly if they are poorly designed in terms of scale, shape and proportion or badly sited, can have severe, detrimental effects on the streetscene. Dormer windows to the front of the roof will only be granted planning permission, where they already exist as an established feature of the street. Instead, the Suburban Code makes allowances for dormers on rear-facing roof slopes.

In Conservation Areas, no front facing dormers will be permitted. Conservation grade rooflights must be used and will only be permitted on roof slopes that are not visible from the street or public places.

Where dormers are proposed, the following parameters must be met:

- **Size:** a dormer window must be in proportion to the size of the original roof. It should **not exceed half the height** of the roof (measured from the eaves to the ridge) and should **not be more than half the width** of the existing roof on which it is intended to be situated – measured halfway between the ridge and eaves. Often multiple dormers will be more in-keeping than a single dormer. In such instances the sum of the width of the dormers should **not exceed half the width** of existing roof on which it is intended to be situated – measured halfway between the ridge and eaves.
- **Position:** The dormer windows should be set a **minimum of 0.5m** below the ridgeline and a **minimum of 0.5m** above the eaves.
- **Harmony:** roofs to dormer windows should be in harmony with the roof of the host building. Pitched roofs on dormers will generally be the most appropriate design approach.

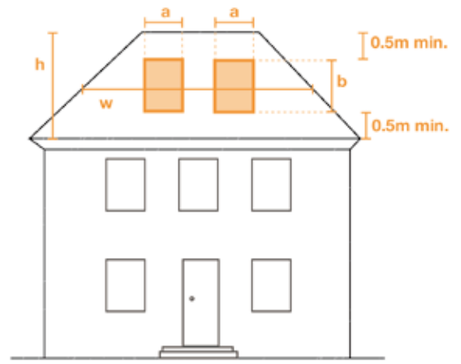


Figure RA.16. Dormer extensions dimensions

Roof Extensions

- Roof extensions, such as hip-to-gable, must respect the size and form of existing roofs.
- They must not exceed the height of the existing roof ridge.
- Materials must match the existing property.
- The Code does not support the upward extension of residential dwellings within the Village Area.
- Extensions to roofs and changes in roof form will not be acceptable in Conservation Areas

Side Extensions

Side extensions must be subordinate to the original house in the terms of their height, scale and bulk. They should be proportionate to the scale of the main house and should be no more than half the width of the existing house. Side extensions should not surpass the front building line of properties.

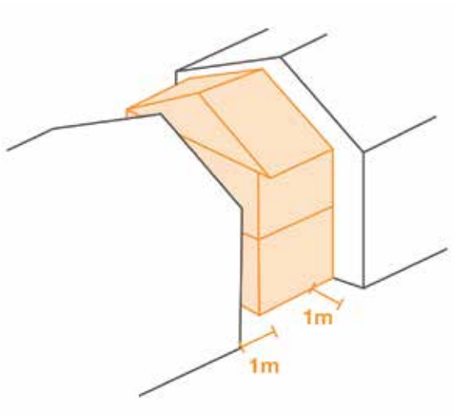


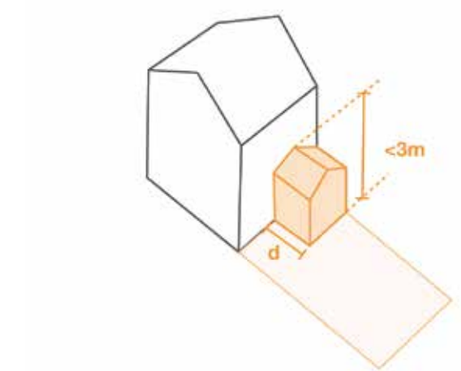
Figure RA.17. Side extension for houses

Rear Extensions

Rear extensions on properties should be designed to match the materials and roof form of the host dwelling. Pitched roof extensions are preferred over flat roof extensions. Eaves height (excluding parapets) for single storey extensions must **not exceed 3m** in height.

Rear extensions at single storey should be subordinate to the original house. Rear extensions should **not exceed a depth of 3m** for a terraced house (including end of terrace) and **3.5m** for a semi-detached house or **4.5m** for a detached house, measured from the rear elevation of the original dwelling.

Two-storey extensions should avoid being the full width of the property and must not have significant impacts on the amenity of the adjoining neighbours.



d = depth of rear extensions
d of terrace house ≤ 3m
d of semi-detached house ≤ 3.5m
d of detached house ≤ 4.5m

Figure RA.18. Rear extension for houses

Where they connect to the main roof of properties, they must remain subordinate and match the roof pitch and form of existing roofs.

Two storey rear extensions should be compliant with the 45-degree rule when viewed from neighbouring windows and should **not exceed a depth of 3m**.

Porches

Porches will be acceptable where they match the style of the existing dwelling and are set back by **more than 2m** from the edge of the highway. They **should not exceed a height of 3.0m** at eaves and must not be out of character with the host dwelling or wider street scene.

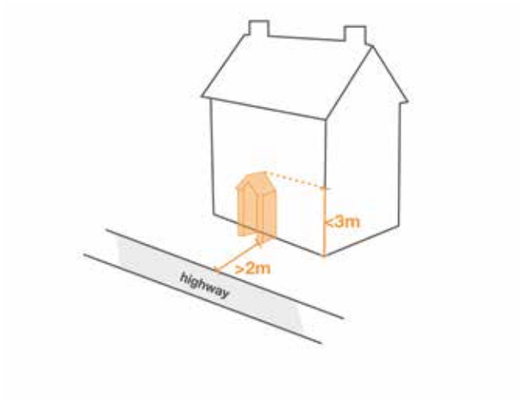


Figure RA.19. Porches extension dimension and garage dimension.

Windows

Replacement windows on dwellings should match the style and material of existing windows in the locality. The reinstatement of more traditional style windows such as sliding sash timber framed is encouraged where this helps to reinstate appropriate character.

Within Conservation Areas, if there is a loss of an original window, it must be replaced with like for like window as the original in both material and style.

Garages

Where detached garages are proposed, these will generally **only be acceptable with a maximum eaves height of 2.5m**, and will only be considered forward of the building line where they do not unduly impact the character of the street scene.

Detached garages are not permissible in Conservation Areas.

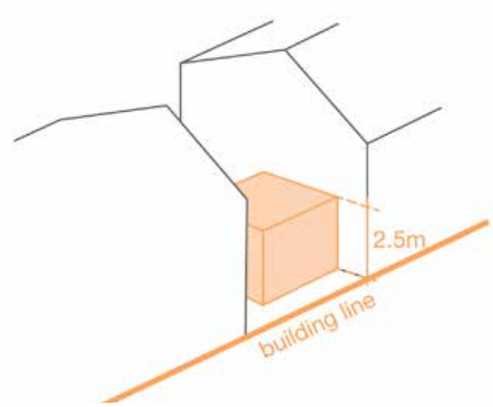


Figure RA.20. Garages approach

7. Homes and Buildings

RA7.1 Space Standards

All new homes should conform to the Nationally Described Space Standards and be accessible.

number of bedrooms	number of bed spaces (persons)	1-storey dwellings (sqm)	2-storey dwellings (sqm)	3-storey dwellings (sqm)
1b	1p	39		
	2p	50	58	
2b	3p	61	70	
	4p	70	79	
3b	4p	74	84	90
	5p	86	93	99
	6p	95	102	108
4b	5p	90	97	103
	6p	99	106	112
	7p	108	115	121
	8p	117	124	130
5b	6p	103	110	116
	7p	112	119	125
	8p	121	128	134
6b	7p	116	123	129
	8p	125	132	138

As per the Nationally Described Space Standards:

- A **single bedroom** has a floor area of **at least 7.5sqm**
- A **double (or twin bedroom)** has a floor area of **at least 11.5sqm**

Figure RA.21. National Described Space Standards

RA7.2 Lighting, Noise and Privacy

All new housing must be designed to create acceptable levels of internal comfort and amenity, including daylight and traffic noise.

Housing must be designed to enable good levels of daylight and sunlight both internally and to neighbours in accordance with BRE209 (2022) guidance, and prevent overheating in accordance with building regulations (Document O).

Privacy distances will be set at **21m** between rear facing windows of different dwellings but not to the elevation facing the street.

Increased separation distances are required where there are significant variations in ground level between new development and existing development. The distance separation between proposed development and existing development should be **increased by 2m for every 1m rise** in ground level, where the proposed development is on a higher ground level.

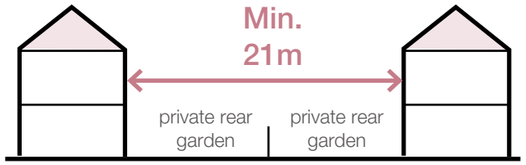


Figure RA.22. Separation distance between rear facing windows

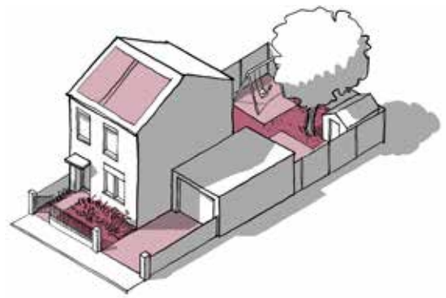


Figure RA.23. Appropriately sized back garden, ensuring suitable amenity area

RA7.3 Private outdoor space:

All **one/two bedroom** houses should have a garden of **at least 45sqm**. **Three and four bedroom** homes should have a garden of **at least 65sqm,** and **five bedroom** homes should have a garden of **at least 100sqm**. **Apartments** should have access to private or communal space of **at least 10sqm** per unit.

Figure RA.24. Maximase daylight into dwellings

RA7.4 Security

New homes must meet Secured by Design guidelines published by the Police.

8. Resources

Thoughtfully designed places and buildings conserve natural resources, encompassing buildings, land, water, energy, and materials. The code addresses the challenges posed by climate change by prioritizing energy efficiency and minimizing carbon emissions, aiming to achieve net-zero targets by 2050.

RA8.1 Energy Efficiency

New housing will be subject to the Future Homes standard from the date of publication. This mandates levels of energy efficiency and non-fossil fuel heating. The Code expects that all new development will at a minimum meet the requirements set out in this standard. All must incorporate sustainable design principles.

RA8.2 Environmental Performance

New non-residential development will be expected to achieve a minimum environmental performance of BREEAM Good.

RA8.3 Sustainable Retrofit

Given the need to address the climate crisis, LDC will support the retrofitting of properties.

Sustainable retrofitting improvements should follow an 'energy hierarchy':

- Firstly, reducing the use of energy through heating controls.
- Secondly, upgrading the building's thermal efficiency such as improving existing glazing, draught proofing and insulation to conserve energy.
- Thirdly, installing sustainable building services systems such as renewable energy sources.

It is important to respect historic sensitivities and restrictions on interventions which will impact on the character of conservations area or listed buildings.

Coding principles must be followed to ensure that properties continue to respect the context of the surrounding area.

RA8.4 Passive design strategies

For any new-build design, on-site passive design strategies must be considered from the outset. Passive design uses layout, fabric and form to eliminate or reduce the demand for mechanical heating, cooling, ventilation and lighting. Passive design strategies should be employed to:

- Understand the local, climatic context in which a proposed residential building will be situated.
- Optimise spatial planning and orientation to control solar gains and maximise daylighting.
- Manipulate building form and fabric to facilitate natural ventilation.
- Make effective use of thermal mass to help reduce peak internal temperatures.

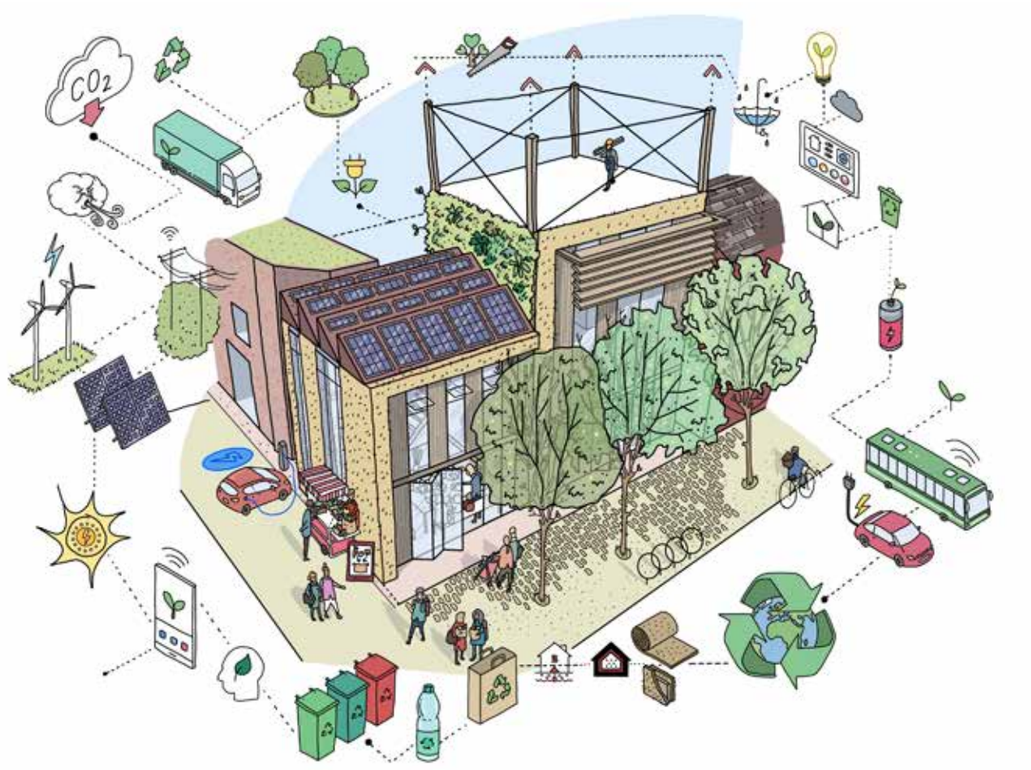


Figure RA.25. Sustainable approach to development

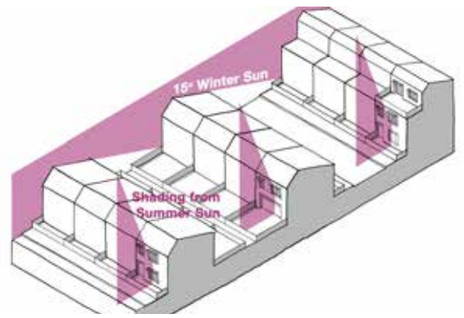


Figure RA.26. Passive design and orientation. © NMDC

Figure RA.27. Ground & Air Source Heat Pumps

Figure RA.28. EV charging point at home

Figure RA.29. Solar Photovoltaic Panels

RA8.5 Renewable Energy

Air Source Heat Pumps

Air Source Heat Pumps can result in significant energy savings compared to gas-boilers. When installing them, the plant must be installed so it is not visible from the street. They should be located away from windows and be attenuated with sound insulation to avoid noise impacts to neighbours

EV Charging Points

At least 20% of new parking spaces should incorporate EV Charging points.

Photovoltaic systems

The inclusion of PV panels or integrated roof tiles will be supported enabling maximum energy capture. PV panels or tiles must be installed uniformly within the roof area to avoid unnecessary clutter and impact to the character of the area. PV panels must not project more than 200mm beyond the plane of the roof and must be at the same angle as the roof pitch.

PV panels should be avoided where they are likely to impact on key views or on the setting of heritage assets.

External Wall Insulation

The finish and materials of external insulation must match the original external appearance of the property.

RA8.6 Circular economy thinking

Before considering any design concepts and solutions for a site, the first step must be to explore all opportunities to re-use or adapt the existing structures on site. This will almost always be the most sustainable solution. Opportunities to refurbish, adapt or extend should be thoroughly explored before any consideration of demolition and new build is made. Where re-use of the structure is deemed impossible, the re-use of the materials embodied in the existing structures must be considered. It is also important to respect conservation areas and listed buildings.

RA8.7 Whole life carbon approach

This covers the operational carbon during a building's lifespan and also the embodied carbon associated with site preparation, construction and end of life demolition. New development should take the steps set out below to ensure that they have sufficiently integrated a sustainable and whole life carbon approach to the energy hierarchy, efficiency and embodied carbon of new build.

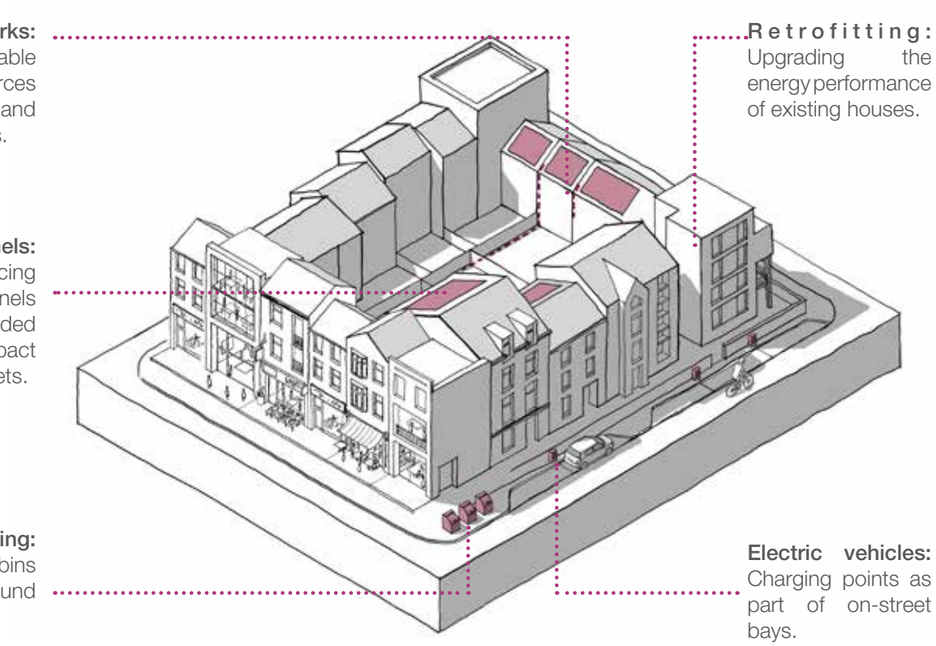


Figure RA.30. Low carbon low energy neighbourhood networks

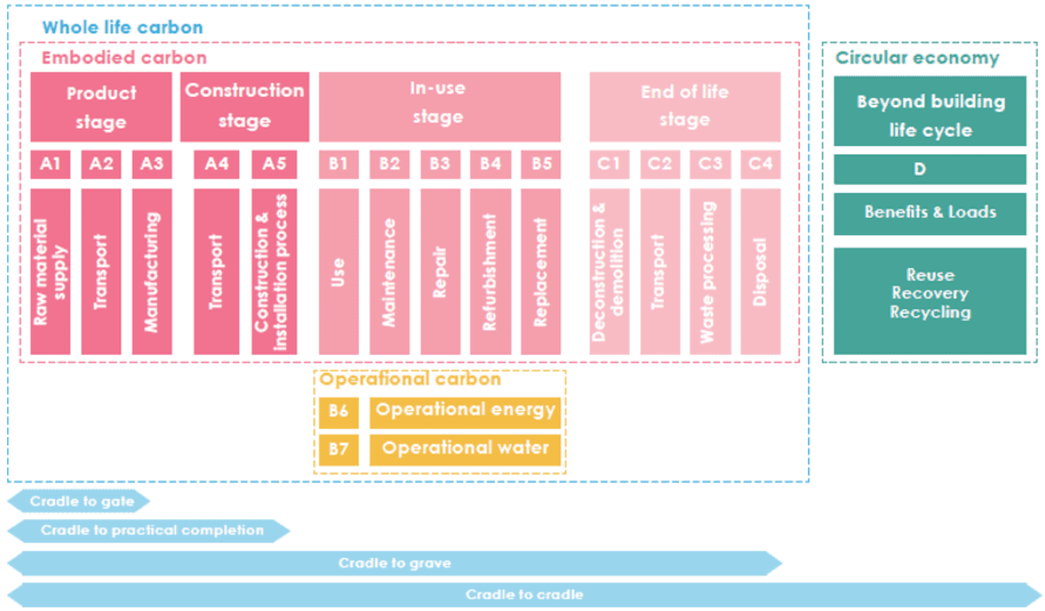


Figure RA.31. The EN 15978 system boundaries, demonstrating the stages constituting a whole life carbon assessment (source: LETI Embodied Carbon Primer)

9. Lifespan

RA9.1 Adoption Standards

In accordance with the Highways Act and its Section 38 provisions, any proposed streets and highways seeking adoption must go through the formal adoption process overseen by Staffordshire County Council.

All streets and public areas that lie outside of the highway boundary that are to be adopted by Lichfield District Council must be designed to the council's adoption standards.

All space that is not to be adopted and which isn't within the curtilage of individual plots must be subject to specified management arrangements such as a management company funded by a service charge.

All schemes including new public realm must include a management map showing the areas to be adopted by each authority and the areas subject to private management arrangements.

RA9.2 Innovation and Future Proofing

The use of innovative, creative or modern design or construction techniques, such as modular building, is encouraged when these result in a high quality of development that responds positively to its setting within Lichfield district. However careful and considerate design will be a pre-requisite from their implementation. All proposed development should work well for everyone and must continue to work well into the future.

RA9.3 Public Consultation

A program of public consultation is required for all new development. This should include meaningful engagement with local residents and businesses around a proposed development as well as wider engagement with voluntary organisations and civic groups.

A statement of community involvement will be required to be submitted with all planning applications setting out the consultation undertaken, the views expressed and the ways in which these have been incorporated into the scheme.

RA9.4 Quality of Life

New development should contribute positively to the wellbeing and quality of life of both future residents and the wider community. The scheme should make reference to the Quality of Life Framework published by the Quality of Life Foundation (https://www.qolf.org/framework/).

RA9.5 Management of Neighbourhood

New residential development of more than 20 homes should include mechanisms to involve residents in the management of their neighbourhood.

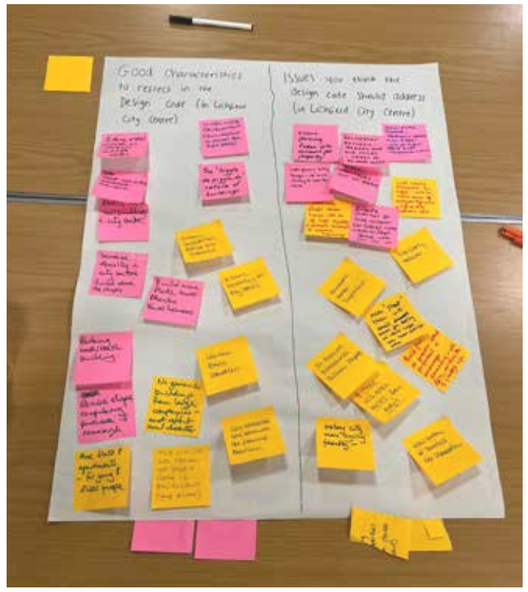


Figure RA.32. Community engagement in Lichfield