

Shenstone Neighbourhood Plan Review, 2024-2040

Basic Conditions Statement

Final report

Prepared by LUC

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Shenstone Neighbourhood Plan Review, 2024-2040

Basic Conditions Statement

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Chapter 1

Introduction

1.1 This Basic Conditions Statement (BCS) has been produced to accompany the Shenstone Neighbourhood Plan Review 2024-2040 (SNPRR).

1.2 The relevant legal framework for the preparation and making of neighbourhood plans is supported by the Localism Act 2011 and the Neighbourhood Planning Act 2017 and found in the:

- Town and Country Planning Act 1990: ss. 61F, 61I, 61M-P and Schedule 4B
- Planning and Compulsory Purchase Act 2004: ss 38A-C
- Neighbourhood Planning (General) Regulations 2012 (2012 No.637) (As Amended)

1.3 Paragraph 8(2) of Schedule 4B to the Town & Country Planning Act 1990 requires a neighbourhood plan to meet five basic conditions before it can proceed to a referendum. These are:

- (i) Having regard to national policies and advice contained in guidance issued by the Secretary of State it is appropriate to make the neighbourhood plan;
- (ii) The making of the neighbourhood development plan contributes to the achievement of sustainable development;
- (iii) The making of the neighbourhood development plan is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area);
- (iv) The making of the neighbourhood development plan does not breach, and is otherwise compatible with, EU obligations; and
- (v) Prescribed conditions are met in relation to the neighbourhood plan and prescribed matters have been complied with in connection with the proposal for the neighbourhood plan. The prescribed condition is that the making of the neighbourhood plan does not breach the requirements of Chapter 8 of Part 6 of the Conservation of Habitats and Species Regulations 2017.

1.4 This document sets out how the SNPR meets the Basic Conditions.

Key Statements

1.5 Lichfield District Council, as the local planning authority, designated the Shenstone Neighbourhood Area in February 2013. This enabled Shenstone Parish Council via the Shenstone Neighbourhood Plan Group to prepare the SNPR.

1.6 The SNPR sets out policies that relate to the development and use of land within only the Shenstone Neighbourhood Area. This area is shown in **Figure 1.1**.

1.7 The SNPR covers the period from 2024 to 2040.

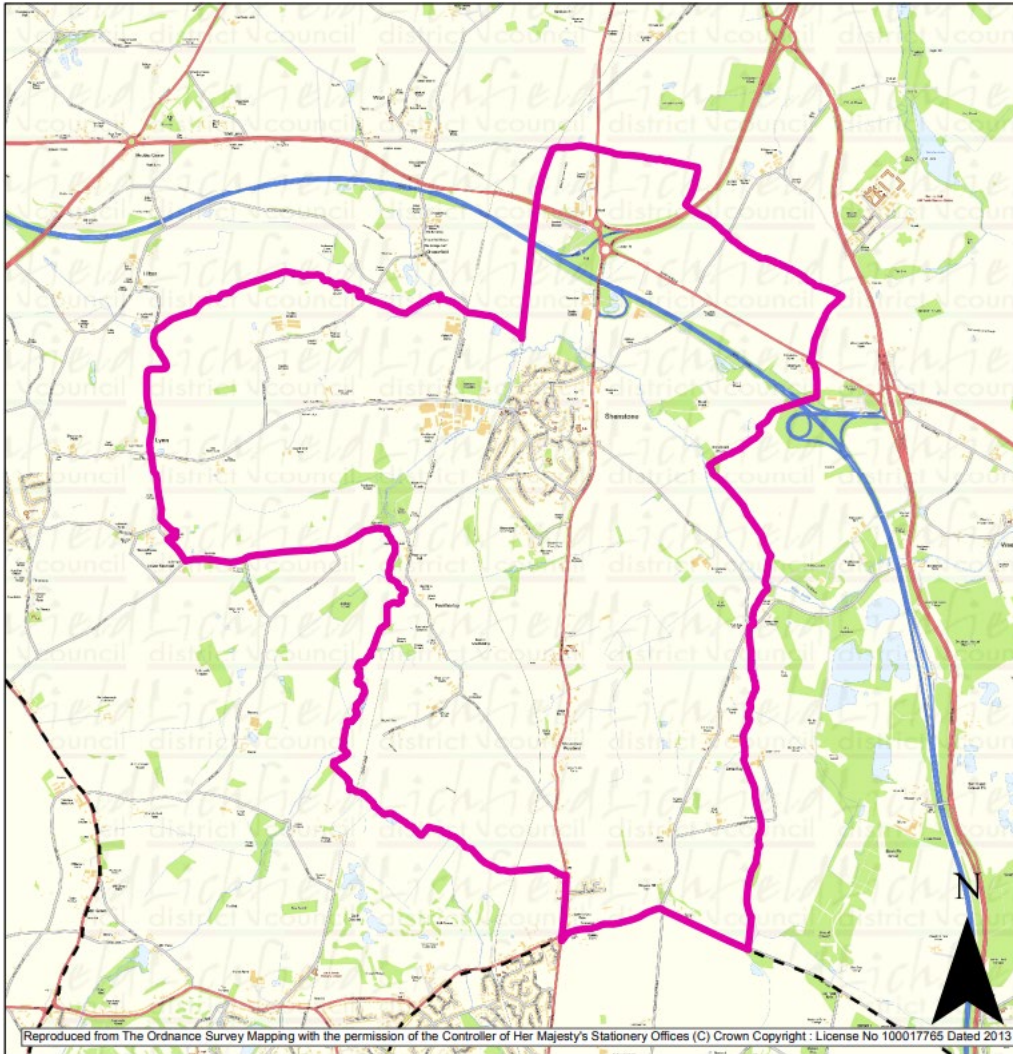
1.8 No provision for excluded development such as national infrastructure is contained within the SNPR.

1.9 There are no other neighbourhood plans in place for the Shenstone Neighbourhood Area.

Supporting documents and evidence

1.10 The SNPR is supported by a Consultation Statement, a Strategic Environmental Assessment (SEA) and Habitats Regulations Assessment (HRA) Screening Report, this Basic Conditions Statement (BCS) and an extensive evidence base.

Figure 1.1 Shenstone Neighbourhood Plan (SNPR) Area



Chapter 2

Basic Condition (i) – Conformity with National Planning Policy

2.1 To meet this condition, the Plan must be shown to have regard to national policies and advice contained in guidance issued by the Secretary of State. National policy and guidance is contained within the National Planning Policy Framework ('NPPF') and the Planning Practice Guidance ('PPG').

National Planning Policy Framework

2.2 The NPPF has 13 chapters which outline how to achieve the objectives of sustainable development:

1. Delivering a sufficient supply of homes
2. Building a strong, competitive economy
3. Ensuring the vitality of town centres
4. Promoting healthy and safe communities
5. Promoting sustainable transport
6. Supporting high quality communications
7. Making effective use of land
8. Achieving well-designed places
9. Protecting Green Belt land
10. Meeting the challenge of climate change, flooding and coastal change
11. Conserving and enhancing the natural environment
12. Conserving and enhancing the historic environment
13. Facilitating the sustainable use of minerals

2.3 This BCS explains how the SNPR contributes to securing sustainable development. It also explains how the policies within the Plan intend to meet, support and supplement specific national policies.

2.4 The Plan has 20 objectives (Objectives A – T) under four high level aims. These objectives are summarised in **Table 2.1** alongside the NPPF goals that each objective seeks to address. **Table 2.2** sets out each policy of the SNPR alongside the policies in the NPPF that it has had regard to and analyses how each SNPR policy contributes to achieving the key objectives of the NPPF.

Table 2.1 Assessment of the SNDP objectives against NPPF goals

Objective	Relevant NPPF goal
Development	
A: Provide for a minimum of 50 to 150 new dwellings over the period to 2029 in accordance with Lichfield District Council's District Local Plan and ensuring that the overall quantum of development does not put an unacceptable strain on infrastructure capacity.	<ul style="list-style-type: none"> ■ Delivering a sufficient supply of homes
B: Allocate the most appropriate sites to accommodate the levels of growth proposed.	<ul style="list-style-type: none"> ■ Delivering a sufficient supply of homes
C: Ensure that new developments include a mix of housing to meet the needs principally of local people, taking into account the current and predicted social demographic of the neighbourhood area	<ul style="list-style-type: none"> ■ Achieving well-designed places ■ Delivering a sufficient supply of homes
D: Ensure that new housing developments are designed to be in keeping with the existing character of Shenstone, particularly in terms of their design and the provision of private amenity space.	<ul style="list-style-type: none"> ■ Achieving well-designed places ■ Delivering a sufficient supply of homes
E: Ensure that development, including heritage buildings, maximises its energy efficiency and the potential for biodiversity to thrive.	<ul style="list-style-type: none"> ■ Conserving and enhancing the natural environment ■ Meeting the challenge of climate change, flooding and coastal change
Environment and Community Facilities	
F: Protect and maintain existing green spaces of value to the community	<ul style="list-style-type: none"> ■ Conserving and enhancing the natural environment ■ Promoting healthy and safe communities
G: Provide new and improved community facilities to address the needs of the local population.	<ul style="list-style-type: none"> ■ Promoting healthy and safe communities
H: Enhance the village by improving the appearance and safety of the village centre and other hotspots	<ul style="list-style-type: none"> ■ Achieving well-designed places ■ Promoting healthy and safe communities
I: Protect the existing village facilities of value to the community.	<ul style="list-style-type: none"> ■ Promoting healthy and safe communities
J: Protect the health of residents by creating a cleaner environment in Shenstone.	<ul style="list-style-type: none"> ■ Promoting healthy and safe communities
K: Preserve the dark skies in the area.	<ul style="list-style-type: none"> ■ Conserving and enhancing the natural environment
Movement	
L: Minimise and ideally reduce the impact of commercial traffic movements through the village.	<ul style="list-style-type: none"> ■ Promoting sustainable transport ■ Promoting healthy and safe communities
M: Improve access to Shenstone Railway Station	<ul style="list-style-type: none"> ■ Promoting sustainable transport ■ Promoting healthy and safe communities ■ Conserving and enhancing the natural environment

Objective	Relevant NPPF goal
N: Improve movement by non-car modes (walking and cycling).	<ul style="list-style-type: none"> Promoting sustainable transport Promoting healthy and safe communities Conserving and enhancing the natural environment
O: Improve the level and quality of public transport services.	<ul style="list-style-type: none"> Promoting sustainable transport Promoting healthy and safe communities Conserving and enhancing the natural environment
P: Improve highway safety, both for vehicular users and pedestrians	<ul style="list-style-type: none"> Promoting sustainable transport Promoting healthy and safe communities
Q: Ensure that new commercial activity does not create parking problems.	<ul style="list-style-type: none"> Promoting healthy and safe communities
R: Improve the level and quality of signage in the village centre.	<ul style="list-style-type: none"> Achieving well-designed places Promoting healthy and safe communities
Commerce	
S: Protect Shenstone's existing services and facilities and support measures to maintain and improve them.	<ul style="list-style-type: none"> Promoting healthy and safe communities Building a strong and competitive economy
T: Provide opportunities for small businesses to locate and thrive in Shenstone.	<ul style="list-style-type: none"> Building a strong, competitive economy

Table 2.2 Assessment of how each policy in the SNPR conforms to the NPPF

Policy Title and Reference	NPPF Reference (paragraph)	Commentary
Policy SAC1: Cannock Chase Special Area of Conservation (SAC).	187, 188, 189, 192, 194	This policy contributes to the NPPF objective of enhancing the natural environment and protecting designated sites. In particular the policy restricts development that would have an adverse effect on the integrity of the Cannock Chase Special Area of Conservation (SAC).
Policy H1: Dwelling Mix	63	This policy contributes to the NPPF requirement to provide an appropriate mix of housing types for the local community. The NPPF states that that planning policies should assess need, reflected in a range of sizes, types and tenure of housing for different groups. This policy seeks to provide a range of dwelling sizes including, 1, 2, 3 and 4 bedroom market and affordable homes.
Policy H2: Residential Infill and Backland Development	132	This policy contributes to the NPPF requirement of good design in the built environment, including encouraging neighbourhood planning groups to identify the special qualities of each area. The NPPF seeks to ensure that development is sympathetic to local character, including the surrounding built environment and landscape setting. This policy seeks to preserve and enhance the character of Shenstone by ensuring that development is cohesive with the local area.

Policy Title and Reference	NPPF Reference (paragraph)	Commentary
Policy H3: Design of Residential Development	132, 134, 135	This policy contributes to the NPPF requirement of good design in the built environment, including encouraging neighbourhood planning groups to identify the special qualities of each area. The NPPF seeks to ensure that development is sympathetic to local character, including the surrounding built environment and landscape setting. This policy seeks to preserve and enhance the character of Shenstone by ensuring that development is cohesive with the local area.
Policy H4: Provision for private amenity space to serve residential development	132, 135	This policy requires residential development proposals to provide adequate private amenity space to serve each property. This contributes to the NPPF requirement that plans should set out a clear design vision and expectations to support the development of high quality, visually appealing spaces which promote health and wellbeing.
Policy MO1: Pedestrian Access to Shenstone Railway Station	109, 110, 111	The policy contributes to the NPPF objective of promoting sustainable transport. This policy seeks to improve the accessibility of rail services for residents which may dissuade use of the private car.
Policy MO2: Improvements to pedestrian and cycle routes	109, 110, 111	The policy contributes to the NPPF objective of promoting sustainable transport. This policy seeks to improve access for pedestrian and cyclists to Shenstone village and the surrounding countryside.
Policy MO3: Commercial parking	109, 110	This policy contributes to the NPPF requirement of ensuring that transport related issues and the provision of a range of modes are considered from the earliest stages of plan making to ensure well designed places. This policy requires new commercial development to demonstrate that additional vehicle parking will not have a detrimental impact on local amenity and for non-commercial development to provide sufficient off-street parking
Policy GSC1: Local Green Spaces	106-108	This policy contributes to the NPPF requirement of protecting existing open space unless set criteria can be met regarding increased provision or the addition of community facilities. This policy seeks to protect specific locally green spaces that are special to the community.
Policy GSC2: Provision of Community Recreational Facilities	96, 98	This policy seeks to improve the provision of recreational and community facilities in the village. It therefore contributes to the NPPF requirement for plans and policies to plan positively for the provision and use of shared spaces and community facilities.
Policy GSC3: Minimising the Environmental Impact of Development	187, 192	This policy contributes to the NPPF objective of enhancing the natural environment. In particular the policy seeks to encourage high quality development which will maintain the quality of the environment and biodiversity.
Policy GSC4: Wildlife Friendly Development	192	This policy contributes to the NPPF objective of promoting the conservation, restoration and enhancement of priority habitats, ecological networks and protection and recovery of priority habitats and secure measurable gains for biodiversity. The policy states that all development proposals should aim to protect existing habitats and species and where applicable, provide measurable biodiversity net gain.
Policy GSC5: Low Energy and Energy Efficient Design	161, 164	This policy contributes to the NPPF objective of supporting the transition to low carbon technologies to reduce greenhouse gases. In particular, the policy states that all new buildings, conversions, extensions must demonstrate that they maximise on opportunities for both natural heating and ventilation,

Policy Title and Reference	NPPF Reference (paragraph)	Commentary
		reducing exposure to wind and other elements and energy from solar and other installations on roofs.
Policy GSC6: Renewable Energy and Energy Efficiency Measures Affecting Heritage	161, 164, 203	The NPPF states that development proposals must support the transition to a low carbon economy by reducing greenhouse gas emissions. A key objective of the NPPF is also to conserve and enhance the historic environment. This policy seeks to conserve and enhance heritage assets by safeguarding the historic characteristics of listed buildings and buildings in Conservation Areas through sensitive retrofitting.
Policy GSC7: Preventing Surface Water Flooding	170, 181	This policy seeks to promote development which mitigates the risk of flooding from all sources and does not increase the risk of flooding elsewhere through the use of SuDS. It therefore contributes to the NPPF's requirement for plans to take a proactive approach to mitigating and adapting to climate change, taking into account the long-term implications for flood risk, coastal change and water supply.
Policy GSC8: Light Pollution	198	This policy states that new development involving outdoor lighting systems should be designed to limit their impact on the environment., including light pollution and its associated effects on wildlife. It therefore contributes to the NPPF's requirement for planning policies to limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation
Policy CO1: New Commercial Development	85, 86	The NPPF states that planning policies should help to create the conditions in which businesses can invest, expand and adapt. This policy supports this aim as it promotes the provision of new B-class and office/light industrial (use Class E) commercial development within existing employment areas.
Policy CO2: Protection of Existing Commercial Premises or Land	85	The NPPF states that planning policies should help to create the conditions in which businesses can invest, expand and adapt. This policy outlines a strong presumption against the loss of commercial premises (E-class or B-class) or land which provides employment or future potential employment opportunities.
Policy CO3: Flexible Use of Community Spaces by Micro-Businesses.	85, 86	This policy supports the use of community buildings and spaces by micro businesses. This therefore contributes to the NPPF's requirement for planning policies to place significant weight to be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development.

Chapter 3

Basic Condition (iv) – Contribution to Sustainable Development

3.1 The NPPF states in paragraph 10 that a presumption in favour of sustainable development is at the heart of the NPPF.

3.2 For the Plan, sustainable development has been the fundamental basis of each of its policies. The National Planning Practice Guidance advises that *‘sufficient and proportionate evidence should be presented on how the draft neighbourhood plan ... guides development to sustainable solutions’*. The evidence base presented alongside the Plan, coupled with the reasoned justification for each policy in the Plan, demonstrates how the Plan guides development towards sustainable solutions.

3.3 **Table 3.1** summarises how the objectives and policies in the SNPR contribute towards sustainable development, as defined in the NPPF. Many of the objectives of the SNPR overlap the three strands of sustainability, so for the purposes of this document, the most relevant strands have been taken to illustrate conformity.

Table 3.1 Assessment of SNPR objectives and policies against sustainable development

Deliver economic sustainability NPPF definition – ‘Contribute to building a strong, responsive and competitive economy’	
SNPR Objectives	S: Protect Shenstone’s existing services and facilities and support measures to maintain and improve them. T: Provide opportunities for small businesses to locate and thrive in Shenstone.
SNPR Policies	Policy CO1: New Commercial Development Policy CO2: Protection of Existing Commercial Premises or Land
Commentary	<p>The NPPF seeks to secure economic growth in order to create jobs and prosperity to further productivity and support the transition to a low carbon future.</p> <p>The SNPR seeks to contribute to the delivery of this national aim by maintaining and enhancing the vitality and viability of the existing employment areas in the village, restricting the loss of commercial premises and enabling micro businesses to use existing community spaces (Policy CO1, CO2, CO3).</p>
Deliver social sustainability NPPF definition: ‘Supporting strong, vibrant and healthy communities’ and ‘support communities’ health, social and cultural well-being’	
SNPR Objectives	A. Provide for a minimum of 50 to 150 new dwellings over the period to 2029 in accordance with Lichfield District Council’s District Local Plan and ensuring that the overall quantum of development does not put an unacceptable strain on infrastructure capacity. B: Allocate the most appropriate sites to accommodate the levels of growth proposed.

	<p>C: Ensure that new developments include a mix of housing to meet the needs principally of local people, taking into account the current and predicted social demographic of the neighbourhood area</p> <p>D: Ensure that new housing developments are designed to be in keeping with the existing character of Shenstone, particularly in terms of their design and the provision of private amenity space..</p> <p>E: Ensure that development, including heritage buildings, maximises its energy efficiency and the potential for biodiversity to thrive.</p> <p>F: Protect and maintain existing green spaces of value to the community</p> <p>G: Provide new and improved community facilities to address the needs of the local population.</p> <p>H: Enhance the village by improving the appearance and safety of the village centre and other hotspots</p> <p>I: Protect the existing village facilities of value to the community</p> <p>J: Protect the health of residents by creating a cleaner environment in Shenstone.</p> <p>K: Preserve the dark skies in the area</p> <p>M: Improve access to Shenstone Railway Station</p> <p>N: Improve movement by non-car modes (walking and cycling).</p> <p>O: Improve the level and quality of public transport services</p> <p>P: Improve highway safety, both for vehicular users and pedestrians</p> <p>Q: Ensure that new commercial activity does not create parking problems.</p> <p>R: Improve the level and quality of signage in the village centre.</p> <p>S: Protect Shenstone's existing services and facilities and support measures to maintain and improve them.</p>
SNPR Policies	<p>Policy H1: Dwelling Mix</p> <p>Policy H2: Residential Infill and Backland Development</p> <p>Policy H3: Design of Residential Development</p> <p>Policy H4: Provision of Private Amenity Space to Serve Residential Development</p> <p>Policy MO1: Pedestrian Access to Shenstone Railway Station</p> <p>Policy MO2: Improvements to Pedestrian and Cycle Routes</p> <p>Policy GSC1: Local Green Spaces</p> <p>Policy GSC2: Provision of Community Recreational Facilities</p>
Commentary	<p>A key objective of the SNPR is to outline housing dwelling numbers and to ensure that supply meets demand by reflecting the needs of the Lichfield District Council's District Local Plan (H1).</p> <p>The NPPF seeks to promote healthy communities in new development, which incorporates social sustainability. The local community's needs and interests can be met through delivery of a suitable housing mix (H1), with Local Plan site allocations and associated policies for new development (H4).</p> <p>High quality development is important to the community of Shenstone, both in terms of what development looks like, and ensuring that it is cohesive with existing density levels. Policies H2 and H3 identify the design principles that will address this whilst maintaining and enhancing local character.</p> <p>The Plan seeks to improve the physical health of residents through the provision of improved walking, cycling routes and open space. Policy MO1 improves step-free access to Shenstone Railway Station and Policy MO2 promotes sustainable transport options. Similarly, Policy GSC1 protects Local Green Spaces within the settlement.</p> <p>The NPPF promotes the provision of community facilities which is reflected through Policy GSC2 that seeks to improve the amount and quality of new recreational facilities in Shenstone.</p>

Deliver environmental sustainability NPPF definition: 'Contributing to protecting and enhancing our natural, built and historic environment'	
SNPR Objectives	<p>D. Ensure that new housing developments are designed to be in keeping with the existing character of Shenstone, particularly in terms of their design and the provision of private amenity space.</p> <p>E. Ensure that development, including heritage buildings, where appropriate, possible and with appropriate consents, maximise its energy efficiency, maximises its energy efficiency and the potential for biodiversity to thrive.</p> <p>F. Protect and maintain existing green spaces of value to the community.</p> <p>I. Protect the existing village facilities of value to the community.</p> <p>J. Protect the health of residents by creating a cleaner environment in Shenstone.</p> <p>K. Preserve the dark skies in the area.</p> <p>L. Minimise and ideally reduce the impact of commercial traffic movements through the village.</p> <p>M. Improve access to Shenstone Railway Station.</p> <p>N. Improve movement by non-car modes (walking and cycling).</p> <p>O. Improve the level and quality of public transport services.</p>
SNPR Policies	<p>Policy H2: Residential Infill and Backland Development</p> <p>Policy GSC1: Local Green Spaces</p> <p>Policy GSC3: Minimising the Environmental Impact of Development</p> <p>Policy GSC4: Wildlife Friendly Development</p> <p>Policy GSC5: Low Energy and Energy Efficient Design</p> <p>Policy GSC6: Renewable Energy and Energy Efficient Measures Affecting Heritage</p> <p>Policy GSC7: Preventing Surface Water Flooding</p> <p>Policy GSC8: Light Pollution</p>
Commentary	<p>As demonstrated by the objectives of SNPR, the natural environment and environmental sustainability is of key importance and a strong theme in the Plan. This aligns with the NPPF which seeks to protect and enhance the natural, built and historic environment.</p> <p>Design of development which reflects local character can help to protect and enhance the environment of a rural village such as Shenstone. Policies H2 and H3 seek to protect and enhance local character. Policy GSC6 promotes the sensitive retrofit of historic buildings with renewable energy generation measures.</p> <p>As identified by the NPPF, it is important that new development is able to adapt to climate change. This is reflected in Policy GSC5 which outlines the design principles which should be incorporated into new development it to more extreme weather conditions. Similarly, maximising movement by non-car modes such as walking and cycling will help to reduce pollution by reducing the number of short distance car trips. This is addressed by Policy MO2.</p> <p>Enhancing the green infrastructure in the area ensures high environmental quality and ensures aesthetic, ecological and recreational benefits. Policies GSC1 (Local Green Spaces), GSC3 (Minimising the Environmental Impact of Development) and GSC4 (Wildlife Friendly Development) seek to protect and enhance this</p>

3.4 As demonstrated in **Table 3.1**, the SNPR objectives are considered to comprise a balance of social, economic and environmental goals. The policies of the SNPR demonstrably contribute to sustainable development in respect of building a strong, responsive economy, supporting a strong, vibrant and healthy community and protecting and enhancing the natural and historic environment.

Chapter 4

Basic Condition (v) – General Conformity with the Strategic Policies of the Development Plan

4.1 The development plan currently consists of:

- 2015 Lichfield District Local Plan
- 2019 Lichfield District Local Plan Allocations DPD
- 2017 Staffordshire Minerals Local Plan
- 2013 Staffordshire Waste Local Plan.

4.2 **Table 4.1** details the SNPR policies alongside a consideration of how they are in general conformity with each strategic policy in the development plan. Where a policy is not identified in **Table 4.1**, it is considered that the SNPR does not contain any policies that directly relate to it.

4.3 It is confirmed that there are no policies in the 2019 Lichfield District Local Plan Allocations DPD, the 2017 Staffordshire Minerals Local Plan or the 2013 Staffordshire Waste Local Plan that the SNPR has any relevance to.

4.4 The Government requires every Local Plan to be reviewed at least once every five years. The current development plan sets the planning policies for Lichfield up to 2029 and the local authority are currently undertaking a review of the Local Plan to cover the period up to 2043. The Lichfield Local Plan Review (LPR) is currently at the Regulation 18 Issues and Options Consultation stage, intending to move to Regulation 19 consultation in October 2025.

Table 4.1 Assessment of conformity with strategic policies in the development plan and Local Plan Review

Local Plan Policy	Shenstone Neighbourhood Plan Policy
Lichfield District Local Plan Strategy 2015	
Policy NR3: Biodiversity, Protected Species and their Habitats.	Local Plan Policy NR3: Biodiversity, Protected Species and their Habitats outlines the guidelines for new development which would affect biodiversity, protected species and their habitats. SNPR policy GSC3: Minimising the Environmental Impact of Development and Local Plan Policy NR3: Biodiversity, Protected Species and their Habitats both seek to minimise the environmental impact of development, requiring proposals to incorporate environmental and biodiversity enhancements, while SNPR policy GSC4: Wildlife Friendly Development states that development proposals should aim to protect to protect existing habitats and species including hedgerows and mature trees.
Policy SC2: Renewable Energy	Local Plan Policy SC2: Renewable Energy states that provision should be made for renewable energy generation within Lichfield District to maximise environmental and economic benefits whilst minimising any adverse local impacts. SNPR policy GSC5: Low Energy and Energy Efficiency promotes the use of renewable energy technologies in all new applicable development proposals.
Core Policy 14: Our Built & Historic Environment	Local Plan Core Policy 14: Our Built & Historic Environment promotes the protection and improvement of the built environment and have special regard to the conservation and enhancement of the historic environment. Policy GSC6: Renewable Energy and Energy Efficiency Measures Affecting Heritage outlines the local requirements for retrofitting of historic buildings with renewable energy generation measures.
Core Policy 1: The Spatial Strategy	Local Plan Core Policy 1: The Spatial Strategy promotes the allocation of sites for new rural housing and promoting opportunities for high value employment. This is reflected in SNPR Policies CO1: New Commercial Development and CO3: Flexible Use of Community Spaces by Micro-Businesses which seek to encourage a wide range of commercial activities that reflect modern employment-generating needs.
Core Policy 3: Delivery Sustainable Development	<p>In relation to flooding, Local Plan Core Policy 3: Delivery Sustainable Development promotes the utilisation of ground infiltration drainage techniques and including sustainable drainage techniques and incorporation of other sustainable techniques for managing surface water run-off. SNPR Policy GSC7: Preventing Surface Water Flooding outlines how new development should mitigate the risk of flooding from all sources, including through the use of Sustainable Drainage Systems (SuDS) and a drainage scheme maintenance plan.</p> <p>In regards to light pollution, Local Plan Core Policy 3: Delivery Sustainable Development requires new developments to reduce light pollution, whilst SNPR policy GSC8: Light Pollution states that outdoor lighting systems should be designed to limit their impact on the environment, including light pollution and its associated effects on wildlife.</p>
Core Policy 5: Sustainable Transport	Local Plan Core Policy 5: Sustainable Transport seeks to improve the provision of sustainable transport provision in Lichfield District. SNPR Policy M02: Improvements to pedestrian and cycle routes aim to expand access for pedestrian and cyclists to Shenstone village and the surrounding countryside.
Core Policy 6: Housing Delivery	Local Plan Core Policy 6: Housing Delivery outlines the District Council's aim to provide a sufficient supply of deliverable/developable land to deliver around 478 new homes each year. SNPR Policy H1: Dwelling Mix and Local Plan Policy Shen4: Shenstone Housing recognise the need for a greater proportion of smaller dwellings, both as starter homes for first-time buyers and for older people looking to downsize in Shenstone and the wider district. SNPR Policy H1:

Local Plan Policy	Shenstone Neighbourhood Plan Policy
<p>Policy H1: A Balanced Housing Market</p> <p>Shen4: Shenstone Housing</p>	<p>Dwelling Mix seeks to ensure that two and three bedroom properties are the dominant type of housing delivered in Shenstone. This aligns with Local Plan Policy H1: A Balanced Housing Market which seeks more smaller properties.</p> <p>Local Plan Policy Shen4: Shenstone Housing states that infill development and the re-use of brownfield land will be prioritised provided that this does not result in a loss of services and facilities which contribute to the function of the settlement as a Key Rural Centre. This reflects SNPR Policy H2: Residential and Backland Development which states that all residential infill and backland development within the built-up area of Shenstone should reflect the character of the surrounding area and protect the amenity of neighbours.</p>
Local Plan Core Policy 7: Employment & Economic Development	Local Plan Core Policy 7: Employment & Economic Development outlines the importance of attracting high-value employment into the district and ensuring that increased numbers of residents will be able to work closer to home. This is reflected in SNPR Policies CO1: New Commercial Development and CO3: Flexible Use of Community Spaces by Micro-Businesses which seek to encourage a wide range of commercial activities that reflect modern employment-generating needs..
Core Policy 10: Healthy and Safe Lifestyles	Local Plan Core Policy 10: Healthy and safe lifestyles seeks to facilitate access to a range of high quality and well maintained open spaces, playing pitches, sport, recreation, play facilities and cultural assets which are relevant to, and meet the needs of local communities. SNPR Policy GSC1: Local Green Spaces designates a number of local green spaces and restricts development in these areas, whilst SNPR Policy GSC2: Provision of Community Recreational Facilities supports the provision of improved or additional recreational and community facilities.
Policy Shen2: Shenstone Services and Facilities	Local Plan Policy Shen2: Shenstone Services and Facilities of the Lichfield District Local Plan focuses on Shenstone's services and facilities. It states that initiatives to improve, enhance and deliver local facilities and amenities will be supported. It specifically refers to pedestrian and cycle routes, parking and rail station improvements. SNPR Policy MO1: Pedestrian Access to Shenstone Railway Station outlines upgrades to step free access on the platform at the station, while SNPR Policy MO3: Improvements to Pedestrian and Cycle Routes promotes a number of improved pedestrian and bicycle access routes in Shenstone.
Policy Shen3: Shenstone Economy	Local Plan Policy Shen3: Shenstone Economy of the Lichfield District Local Plan focuses on Shenstone's economy and recognises that a balance needs to be struck between ensuring the commercial facilities of Shenstone thrive and ensuring that the negative impacts that commercial activity have do not affect the sustainability of Shenstone village for its residents. SNPR Policy CO1: New Commercial Development promotes new commercial development within existing employment areas subject to certain criteria, whilst SNPR Policy CO2: Protection of Existing Commercial Premises or Land outlines a strong presumption against the loss of commercial premises (E-class or B-class) or land which provides employment or future potential employment opportunities. SNPR Policy CO3: Flexible Use of Community Spaces by Micro-Businesses supports the use of community buildings and spaces by micro-businesses if suitable.
Policy ST2: Parking Provision	Local Plan Policy ST2: Parking Provision requires appropriate provision to be made for off street parking in development proposals in accordance with its maximum parking standards set out in the Sustainable Design SPD. SNPR Policy MO3: Commercial Parking states that new commercial developments will be required to provide off-street parking for their workforce and on-street parking will be strongly discouraged due to its detrimental impact on the amenity of neighbouring residential properties or existing businesses.

Chapter 5

Basic Condition (vi) – Conformity with EU Obligations

5.1 The Plan and the process under which it was produced conforms to the SEA Directive (EU 2001/42/EC) and the Environmental Assessment of Plans and Programmes Regulations 2004 (the Regulations).

5.2 In January 2025, Lichfield District Council published a draft SEA Scoping Report for consultation with the statutory bodies (the Environment Agency, Natural England and Historic England). Following updates to the Plan, a further screening was requested. The conclusions of the screening assessment found that Strategic Environmental Assessment would not be required. The statutory bodies agreed with this and in March 2025, the final SEA Screening Report was issued.

5.3 In addition to conforming to SEA obligations, the Plan does not breach and is not otherwise incompatible with the European Convention on Human Rights.

Chapter 6

Basic Condition (vii) – Conformity with the Prescribed Conditions

6.1 Under Directive 92/43/EEC, also known as the Habitats Directive, it must be ascertained whether the draft Plan is likely to breach the requirements of Chapter 8 of Part 6 of the Conservation of Habitats and Species Regulations 2017. Assessments under the regulations are known as Habitats Regulation Assessments ("HRA"). An appropriate assessment ("AA") is required only if the Plan is likely to have significant effects on a European protected species or site.

6.2 In January 2025, an HRA Screening Report was prepared by Lichfield District Council. This concluded that the SNPR will not result in any negative impacts on European sites, either alone or in combination with other known plans and projects. The statutory bodies agreed with this and in March 2025, the final SEA Screening Report was issued.

Chapter 7

Conclusion

7.1 The relevant Basic Conditions as set out in Schedule 4B to the TCPA 1990 are considered to be met by the Shenstone Neighbourhood Plan Review and all the policies therein. It is therefore respectfully suggested to the Examiner that the Shenstone Neighbourhood Plan Review complies with Paragraph 8(1)(a) of Schedule 4B of the Act.