

# **Authority Monitoring Report**

**Policy and Strategy Team  
2024 - 2025**



**Lichfield**  
District Council

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## Foreword & executive summary

This Authority Monitoring Report (AMR) covers the period between 1 April 2024 and 31 March 2025. The AMR is updated annually alongside the [Strategic Housing Land Availability Assessment \(SHLAA\)](#), [Employment Land Availability Assessment \(ELAA\)](#) and [Five Year Housing Land Supply Paper](#) as part of the council's suite of monitoring documents. The AMR is part of the evidence base for the monitoring of the current and preparation of the new local plan.

The structure of the AMR reflects that of the current the local plan. The current local plan for the district consists of the Local Plan Strategy, which was adopted in February 2015 and the [Local Plan Allocations](#), adopted in July 2019.

This report covers a range of topic areas to provide a picture of the social, environmental and economic geography of Lichfield district. The following sections provide a summary of the key findings of this report.

### Sustainable communities

There have been seven planning permissions approved for renewable energy generation installations this monitoring year at small and domestic levels, in comparison to eight permissions approved in the last monitoring year.

### Infrastructure

Progress has been made on several items of infrastructure this year with many projects being completed. The council continues to collect planning obligations through [Section 106 agreements](#) and the [Community Infrastructure Levy \(CIL\)](#) and will distribute this in accordance with our [adopted governance arrangements](#).

### Sustainable transport

There have been five major schemes requiring a travel plan granted planning permission this year, an increase in comparison to three being granted during the last monitoring year. There has been a decrease in fatal and serious road related casualties in 2024 compared to 2023, with a decrease also in slight casualties.

### Homes for the future

Following the publication of the updated National Planning Policy Framework (NPPF) in December 2024, the methodology to calculate the annual local housing need (LHN) for the district has changed. Under the new methodology, Lichfield District is required to deliver 745 dwellings per annum<sup>1</sup>, a significant increase (around 160%) upon the annual requirement under the previous methodology.

There has been a slight decrease in the number of housing completions this year when compared to last year's figure (597 compared to 716).

The current viable level of affordable housing is 28%.

We have permitted 834 gross dwellings this year. This is a decrease on the previous year's figure. Our current [five year housing land supply](#) demonstrates that there is a significant supply of dwellings which benefit from planning permission and this supply is well in excess of requirements.

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<sup>1</sup> Using 31 March 2024 as the base date

There has been a decrease in the number of affordable housing completions, there remains a considerable supply of committed affordable dwellings which will be delivered over the coming years.

### **Economic development and enterprise**

3,305m<sup>2</sup> employment floor space has been completed this year, in comparison to 10,305m<sup>2</sup> completed last year. There is still a relatively large stock of employment land available for development, located on a broad portfolio of sites within Fradley, Burntwood and Lichfield city. The land available is appropriate for all types of business use and will allow the district to continue to attract new employment opportunities.

### **Healthy and safe communities**

The updated [Open Space Assessment](#) was published in 2024. It demonstrates that there is over-provision of some types of open space and under-provision of others across the district. Developments will continue to be required to provide open space where appropriate. Residents are satisfied with the districts open space.

### **Natural resources**

The council remains heavily involved with many different environmental projects, initiatives and partner organisations to ensure the protection of our natural environment and continues to be committed to the progress and success of these schemes.

Many of the district's watercourses are suffering from low water quality, with the overall water body quality having decreased in 2019, and all chemical quality conditions having failed in 2019.

There have been three planning permissions granted for countryside enterprises. The council continues to accept the advice of the Environment Agency with no developments occurring contrary to their advice.

### **Built and historic environment**

The council continues to value and protect the historic sites which form an important element of the district's distinct character. There are currently 19 buildings on the building at risk register 2024/25. In total, six buildings have been removed from the register since 2018.

### **Neighbourhood plans and community engagement**

There are currently twenty designated neighbourhood areas within the district. Fourteen neighbourhood plans have successfully passed referendum and are now made. The council continue to carry out extensive public consultation and engagement exercises on a range of projects and plans.

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# 1. Introduction and purpose of the assessment

- 1.1 The Authority Monitoring Report (AMR) 2025 is for the monitoring year of 1 April 2024 to 31 March 2025. All figures and statistics published in the report refer to this reporting year, unless otherwise stated. This is the sixteenth authority monitoring report undertaken by the council and builds upon [previously published AMRs](#).
- 1.2 The principle function of the AMR 2025 is to examine how the council's local plan policies are responding to social, environmental and economic issues, and to monitor the effectiveness of the council's adopted local plan which consists of the [Local Plan Strategy](#) and [Local Plan Allocations](#) documents. Where communities have '[made](#)' [neighbourhood plans](#) these form part of the development plan for the area.
- 1.3 Monitoring is essential to the planning process, as it enables us to identify and understand present and future trends within the Lichfield district. These trends are integral to the delivery of spatial policies, as they highlight the performance of current policies.
- 1.4 The structure of the AMR reflects that of the adopted local plan and presents a series of indicators designed to monitor the effectiveness and performance of the policies and objectives of the plan.
- 1.5 Lichfield District Council has begun work on a new local plan which, once adopted, will replace the adopted plan.

## 2. District spatial portrait

2.1 The following section provides a summary of the spatial portrait of Lichfield district for 2024/25 and comparative data for previous years where appropriate. The AMR the most up to date information has been used where available.

### People and society

Table 2.1: Resident population ([2021 Census](#))

Resident population	Lichfield district	West Midlands (%)	England & Wales (%)
Total population	106,900	5,956,200	65,121,700
Population aged 15-64 (Working age)	63,300 (60.9%)	3,685,650 (61.9%)	62.9%

Table 2.2: Ethnic composition of Lichfield District ([2021 Census](#))

Ethnicity	Lichfield district	England & Wales
White British/White other	94.7%	81.7%
Mixed	1.9%	2.9%
Asian or Asian British	2.4%	9.3%
Black or Black British	0.6%	4.0%
Chinese or other Ethnic Group	0.4%	2.1%

### Education and employment

Table 2.3: Education<sup>2</sup>

	Staffordshire academic year 2023-2024	England average academic year 2023-2024
Percentage of pupils achieving grades 5 or more (C-A*) in English & maths GCSE	39.7%	45.9%
	Staffordshire LA (state-funded & colleges) 2023-2024	National figures (state-funded & colleges) 2023-2024
A-Levels - average point score per entry (APS)	32.7%	35.55%

Table 2.4: Employment and unemployment (Jan 2024 – Dec 2024)

Type of Employment	Lichfield	West Midlands (%)	Great Britain (%)
Economically active residents in employment	51,600 (84.5%)	77.5%	78.6%
Economically active residents unemployed	1,800 (3.4%)	4.3%	3.8%

<sup>2</sup> Source: Department for Education; [GCSE performance](#), [Key stage 4 performance, Academic Year 2020/21 – Explore education statistics – GOV.UK \(explore-education-statistics.service.gov.uk\)](#)

Type of Employment	Lichfield	West Midlands (%)	Great Britain (%)
Unemployment (December 2020)	Lichfield	West Midlands (%)	Great Britain (%)
Job density 2023 (ratio of total jobs to working age population)	0.82 (2024)	0.82	0.86

 Table 2.5: Employment by occupation (Jan 2024 to Dec 2024)<sup>3</sup>

Occupation	Lichfield district	West Midlands	Great Britain
Managers, directors and senior officials	13.5%	10.0%	11.1%
Professional occupations	26.0	25.6%	26.9%
Associate professional and technical occupations	15.2	15.1%	15.3%
Administrative and secretarial occupations	Data unavailable	9.7%	9.3%
Skilled trade occupations	Data unavailable	9.1%	8.6%
Caring, leisure and other service occupations	Data unavailable	8.4%	8.4%
Sales and customer service occupations	Data unavailable	6.0%	5.9%
Process plant and machine operatives	Data unavailable	6.0%	5.5%
Elementary occupations	Data unavailable	10.1%	8.8%

 Table 2.6: Employee jobs by industry (2023)<sup>4</sup>

Employment by industry	Lichfield employee jobs	Lichfield district %	West Midlands %	Great Britain %
Mining and quarrying	30	0.1%	0.0%	0.1%
Manufacturing	4,500	8.7%	10.2%	7.5%
Electricity, gas, steam and air conditioning supply	5	0.0%	0.5%	0.4%
Water supply; sewerage, waste management and remediation activities	400	0.8%	0.9%	0.7%
Construction	3,500	6.7%	4.4%	4.8%
Wholesale and retail trade; repair of motor vehicles and motorcycles	6,000	11.5%	15.3%	13.7%
Transportation and storage	5,000	9.6%	6.1%	5.0%
Accommodation and food services activities	3,500	6.7%	7.5%	8.0%
Information and communication	1,250	2.4%	3.1%	4.6%
Financial and insurance activities	450	0.9%	2.2%	3.4%
Real estate activities	700	1.3%	1.7%	1.9%
Professional, scientific and technical activities	6,000	11.5%	8.2%	9.3%
Administrative and support service activities	6,000	11.5%	8.7%	8.7%

<sup>3</sup> Source: [ONS Annual Population Survey 2020](#)

<sup>4</sup> Source : [Labour Market Profile - Nomis - Official Census and Labour Market Statistics \(nomisweb.co.uk\)](#)

Employment by industry	Lichfield employee jobs	Lichfield district %	West Midlands %	Great Britain %
Public administration and defence; compulsory social security	2,500	4.8%	4.2%	4.7%
Education	4,000	7.7%	8.9%	8.6%
Human health and social work activities	5,000	9.6%	13.6%	13.9%
Arts, entertainment and recreation	1,750	3.4%	2.4%	2.6%
Other service activities	1,250	2.4%	2.0%	1.9%

Table 2.7: Average weekly income (2024)<sup>5</sup>

Gross weekly pay of full-time workers	Lichfield district	West Midlands	Great Britain
Weekly pay by place of residence	£792.30	£689.90	£729.80
Weekly pay by place of work	£674.10	£688.40	£729.60

2.2 The gross weekly pay of full-time workers residing in the Lichfield district is higher than both the regional and national figures. However, the gross weekly pay of full-time workers by place of work within the Lichfield district is lower than those of both the regional and national averages. This highlights a significant number of workers migrating from the Lichfield district to higher salaried jobs elsewhere.

## Housing and property

Table 2.8: Average property prices<sup>6</sup>

Average property price	Jan 2019	Jan 2020	Feb 2021	Feb 2022	Feb 2023	Feb 2024	Feb 2025
Lichfield district	£300,362	£313,263	£347,518	£368,889	£317,449	£309,118	£329,203
West Midlands	£231,121	£233,572	£254,783	Not available	£254,487	£243,007	£246,636

Table 2.9: Average property prices (February 2024)<sup>6</sup>

Type of property	Lichfield district	West Midlands
Flats and maisonettes	£167,649	£142,564
Terraced houses	£244,238	£200,539
Semi-detached houses	£304,885	£248,352
Detached houses	£509,151	£414,797

2.3 The average property prices in the district are significantly higher than the West Midlands average. The house prices in Lichfield city and many of the surrounding villages are particularly high due to the historic character of the city and attractive nature of the adjoining villages and countryside.

<sup>5</sup> Source: [ONS Annual Survey of Hours and Earnings Residence Analysis 2020](#), [ONS Annual Survey of Hours and Earnings Workplace Analysis 2020](#)

<sup>6</sup> Source: [Compare UKHPI statistics across locations - UK House Price Index](#)

### 3. Sustainable communities

Local plan strategic priority and policy	Strategic priority and policy
Strategic priority 1	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.
Strategic priority 2	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.
Strategic priority 3	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.
Core policy 2	Presumption in favour of sustainable development
Core policy 3	Delivering sustainable development
Policy SC1	Sustainability standards for development
Policy SC2	Renewable energy

3.1 This chapter monitors the delivery of the strategic priorities and local plan policies set out within the sustainable communities chapter in the [adopted Local Plan](#).

#### Indicator SC1: Renewable energy generation applications

Table 3.1: Renewable energy generation applications

Planning reference	Site address	Description of proposal
24/00076/FUL	Land Adjacent To Garthfell House Quarry Hills Lane Lichfield	Application under section 73 to vary condition 2 of permission 11/00343/FUL (Erection of a five bedroom dwelling) to allow a revision of the overall design plus the inclusion of sustainable features
24/00387/FUL	Warren House Veterinary Centre Lichfield Road Brownhills	Erection of front extension with solar PV panels to roofslope
24/00449/FUL	Sentinel House 9 Wellington Crescent Fradley Park Lichfield	Installation of 6no. air source heat pumps and 58no. solar panels
23/00766/FULM	Land South Of Tamworth Road Lichfield	Creation of canal, locks, lift bridge, environmental mounds, nature / heritage trail and all associated engineering operations and earthworks
23/01040/OUTFLM	Lichfield South Business Park Birmingham Road Wall Lichfield	Hybrid planning application consisting of a Full planning application for an electric vehicle charging hub with associated drive-thru coffee shop (Class E/ sui generis), new office building (Class E) and Outline planning application for flexible employment development to include hi-technology uses and advanced manufacturing (to include Use Class E, Class B2 and Class B8) including new access, car parking, servicing, landscaping and associated works

Planning reference	Site address	Description of proposal
24/01097/FUL	Morrisons, Milestone Way, Burntwood	Extension to the existing petrol filling station's sales building, demolition of existing jet wash and car wash and the creation of charging zone, erection of EV chargers, jet wash bays, sub-station enclosure, LV panel, meter cabinet, plant room and associated works
24/00864/FUL	Former Arnold Clark Automobiles Ltd Walsall Road Muckley Corner Lichfield	Installation of six rapid electric vehicle charging stations and ancillary equipment

### Key findings

- 3.2 Seven planning permissions were approved for renewable energy generation installations this year at small and domestic levels, in comparison to eight permissions approved in the previous monitoring year.

## 4. Infrastructure

Local plan strategic priority and policy	Strategic priority and policy
Strategic priority 4	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.
Core policy 4	Delivering our infrastructure
Policy IP1	Supporting & providing our infrastructure

4.1 This chapter monitors the delivery of the strategic priorities and local plan policies set out within the infrastructure chapter in the [adopted Local Plan](#).

### Indicator IP1: Infrastructure delivery

4.2 The infrastructure requirements for the Lichfield district are detailed within the [Infrastructure Delivery Plan](#) (IDP). The IDP is a living document which is continually updated as new and updated evidence becomes available with the most recent updated having been published in June 2021. This indicator will monitor the number of developments which will deliver infrastructure as identified within the IDP.

Table 4.1: Summary of infrastructure delivery

Infrastructure/ project to be delivered	Status	Development	Planning reference
Lichfield southern bypass	The completed bypass opened in October 2021. PROJECT COMPLETE	Erection of up to 450 dwellings.	12/00182/OUTMEI & 19/00053/FULM
East of Lichfield (Streethay) SDA - primary school	School complete and opened for first cohort of children in September 2019. School will be filled on a year-by-year basis. PROJECT COMPLETE	Erection of 750 dwellings and associate infrastructure including new primary school.	17/00268/REMM
Lichfield Trent Valley station	Disabled access in the form of lifts to facilitate access to the Cross City and London bound platforms. Construction completed in 2020. PROJECT COMPLETE	Provide disabled access to platforms.	N/A
Land at Birmingham Road	Temporary improvements to the site including the demolition of the vacant police station, improvements to bus station, new car park, landscaping and associated facilities completed during 2020. Planning permission was granted in August 2023 for the demolition of the Birmingham Road multi-storey car park and temporary erection of 15 food and retail units and public realm improvements. Demolition work began in May 2024.	City centre redevelopment	19/00260/FULM, 23/01216/COUM, 23/00649/FUL

Infrastructure/ project to be delivered	Status	Development	Planning reference
	<p>In January 2024, planning permission was granted for the redevelopment of the neighbouring former Debenhams building to deliver a new cinema, public realm improvements and a link through to the wider Birmingham Road site.</p> <p>The Council continues to progress plans for the site and the wider city centre through its work on the City Centre Master plan.</p>		
Lichfield city centre	<p>Strategies are now complete, with further actions and plans in place for further delivery work. Projects that have been delivered include the installation of car park variable message signage in December 2023, an ANPR system and new payment machines at Friary Outer car park in November 2022 and refurbishment of Lichfield District Council House in 2021 to deliver a business hub, café, refurbished offices. In December 2023, the District Council House car park was extended and opened for public use to provide capacity ahead of the demolition of the multi-storey car park. Projects to come forward include the delivery of the cinema plaza and Birmingham Road gateway link and redevelopment of the remainder of the Birmingham Road site.</p>	Cite centre developments/ improvements	N/A
Burntwood Town Centre	<p>Lichfield District Council commissioned the Burntwood Masterplan in March 2025, a project which will see Gillespies and Aspinall Verdi produce a review of the opportunities for council investment in Burntwood’s town centres and submit an Investment and Delivery Strategy to officers and councillors.</p> <p>Extensive engagement is being undertaken through District Councillor’s and Officers, led by the consultants, with a report expected to be finalised by October 2025.</p> <p>UKSPF funding during 2024/25 also funded replacement town entry signs for Chasetown and Chase Terrace and 6 steel planters (4 for Sankeys Corner and 2 for Morley Road).</p>	Burntwood Town Centre improvements	N/A

Infrastructure/ project to be delivered	Status	Development	Planning reference
	<p>SCC have now completed their Cycling Infrastructure Report, which can be viewed here:  <a href="https://www.staffordshire.gov.uk/Tra nsport/Transport-Planning/Documents/LCWIP-Final-Report-October-2021.pdf">https://www.staffordshire.gov.uk/Tra nsport/Transport-Planning/Documents/LCWIP-Final-Report-October-2021.pdf</a></p>		
Broadband Improvements	<p>The County Council launched its Gigafast Staffordshire project in 2022. This aims to ensure the vast majority of properties in Staffordshire can access gigabit speeds by 2030. As of 2023, 57% of properties in the county can access gigabit speeds.</p>	Broadband Improvements	N/A
Cannock Chase SAC & River Mease SAC	<p>Developer contributions secured on schemes within the Cannock Chase SAC zone of influence and River Mease water catchment to mitigate for impacts of development on the SAC's.</p>	<p>Education and training programmes are underway.</p> <p>An umbrella 'hub' website for Cannock Chase has been completed.</p> <p>The programme of mitigation project has moved forward to the implementation phase.</p>	
Chasewater	<p>Improvements underway as part of the Countryside Stewardship Scheme (CSS). Continuous improvements to Chase Water Country Park including infrastructure facilities, promotion of public access and understanding of natural environment from developer contributions, public and private sector and grant aid.</p>	The project has now been completed.	N/A
Westgate Practice	Project complete 2020.	Practice refurbishment/ Improvements.	N/A
Primary education improvements	<p>Streethay Primary School 1FE (210 places) opened in September 2018.</p> <p>Anna Seward Primary School, Lichfield, 1FE (210 places) opened in September 2023.</p> <p>Fradley Park Primary &amp; Nursery School, 1FE (210 places) opened in September 2022 and has the capability to be expanded to 2FE (420 places)</p>	Delivery of four new primary schools in Streethay, Lichfield and Fradley to support recent housing growth.	N/A

Infrastructure/ project to be delivered	Status	Development	Planning reference
	A 2FE (420 place) primary school is scheduled to open in September 2026 on the St. John's Grange housing development site in South Lichfield.		
Secondary education improvements	Expansions to both King Edward VI and Netherstowe Schools in 2021 mean that 60 additional year 7 places are available each year.	Secondary school expansions to support recent housing growth in Lichfield City.	N/A

### Indicator IP2: Summary of community infrastructure levy receipts and spending

- 4.3 The Community Infrastructure Levy (CIL) is a locally set charge on development. Lichfield District Council has adopted its [CIL Charging Schedule](#) in April 2016 and commenced CIL charging on 13 June 2016.
- 4.4 The council as a CIL charging authority reports each financial year on income and expenditure associated with CIL within the [Infrastructure Funding Statement](#) (IFS). Between 1 April 2024 and 31 March 2025 a total of £1,045,109.93 was collected in CIL receipts, the third highest yearly total since implementing the charging schedule.

Table 4.2: Summary of CIL receipts and spending

Year	CIL received	CIL spent
2016-2017	£11,310.25	£0
2017-2018	£286,797.04	£0
2018-2019	£208,492.59	£68,146.81
2019-2020	£420,916.03	£117,951.17
2020-2021	£1,101,589.23	£148,765.99
2021-2022	£1,235,866.07	£321,446.08
2022-2023	£754,707.73	£295,268.93
2023-2024	£472,671.29	£275,998.51
2024-2025	£1,045,109.93	£0

### Key findings

- 4.5 Progress has been made on several items of infrastructure this year with many projects being completed. Lichfield District Council continues to collect CIL and will distribute this in accordance with governance arrangements.

## 5. Sustainable transport

Local plan strategic priority and policy	Strategic priority and policy
Strategic priority 5	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.
Core policy 5	Sustainable transport
Policy ST1	Sustainable travel
Policy ST2	Parking provision

5.1 This chapter monitors the delivery of the strategic priorities and local plan policies set out within the sustainable transport chapter in the [adopted Local Plan](#).

### Indicator ST1: Number of travel plans

5.2 This indicator monitors the effectiveness of the Local Plan in ensuring travel plans are secured with major developments within the District.

Table 5.1: Major developments permitted with a secured travel plan

Development	Planning reference
Land At Harrier Centre And North Off Wood End Lane Fradley	23/00684/FULM
Land Off Wellington Crescent Fradley Park	22/00531/FULM
Lichfield South Business Park Birmingham Road Wall Lichfield	23/01040/OUTFLM
Units X And Y Riverside Industrial Estate Atherstone Street Fazeley	23/00980/FULM
Land R/O Former Bridge Cross Garages Cannock Road Chase Terrace Burntwood	24/00843/FULM

### Indicator ST2: Parking provision

5.3 The [Sustainable Design Supplementary Planning Document](#) (SPD) establishes the recommended parking standards for new developments within the Lichfield district. The SPD was adopted in December 2015. Throughout the development management process the council seeks to achieve these standards.

### Indicator ST3: Sustainable transport

5.4 The most current data available for travel patterns is from the 2021 Census and is set out below to give an indication of the travel patterns within the district.

Table 5.2: Journey to work data ([2021 Census](#))

Method of transport	Lichfield district	West Midlands	England & Wales
By car/van	27,712	1,396,152	12,524,571
Passenger in car/van	1,822	133,762	1,083,447
By train	514	28,775	529,461
By underground, metro, light rail, tram	28	4,740	505,311
By bus/minibus or coach	492	109,894	1,160,990
By bike	515	38,436	569,295

Method of transport	Lichfield district	West Midlands	England & Wales
By foot	2,730	185,913	2,113,657
By taxi	129	29,931	200,490
By motorcycle, scooter or moped	158	9,093	128,849
Other method of travel to work	413	25,256	285,873
Work mainly from home/from home	15,959	676,936	8,671,722
Not in employment	55,963	3,311,868	31,823,877

### Indicator ST4: Road related casualties

Indicator 5.3: Road related casualties

	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 <sup>7</sup>
<b>Fatal</b>	5	8	2	5	4	5	0	2	5	7	3
<b>Serious</b>	15	25	39	17	17	28	14	24	17	46	18
<b>Slight</b>	376	284	282	210	178	136	108	93	56	161	87

### Key findings

- 5.5 There have been 5 major schemes requiring a travel plan granted planning permission this year, an increase in comparison to 3 being granted during the last monitoring year.
- 5.6 There has been a decrease in fatal and serious road related casualties in 2024 in comparison to the previous monitoring year.

<sup>7</sup> Advised figures not yet complete for 2024 by Accident Investigation Officer at SCC

## 6. Homes for the future

Local plan strategic priority and policy	Strategic priority and policy
Strategic priority 6	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.
Core policy 6	Housing delivery
Policy H1	A balanced housing market
Policy H2	Provision of affordable homes
Policy H3	Gypsies, travellers & travelling showpeople

- 6.1 This chapter monitors the delivery of the strategic priorities and local plan policies set out within the sustainable transport chapter in the [adopted Local Plan](#).
- 6.2 The council faces significant housing pressures with homes in the district being highly sought after due to our historic location and good accessibility to the West Midlands conurbation. This is coupled with the historic nature and attractive qualities of the settlements and the countryside. Lichfield district continues to be an attractive location for residents and developers alike.

### Indicator H1: Local plan housing targets

- 6.3 The [adopted Local Plan](#) seeks to deliver 10,030 homes between 2008-2029, which includes 1,000 homes to meet the needs arising in neighbouring authorities (500 for Tamworth Borough and 500 for Cannock Chase District Councils). This equates to an annual delivery of 478 homes with the need of Lichfield district being 430 homes per annum.
- 6.4 In December 2024, the [National Planning Policy Framework](#) (NPPF) was updated and introduced a new standard methodology for calculating [Local Housing Need](#) (LHN). This calculation is detailed within the [Five Year Housing Supply](#). Lichfield district's LHN is calculated at **746** dwellings per annum.<sup>8</sup>
- 6.5 Further information on the Districts housing target and five year supply can be found within the [Strategic Housing Land Availability Assessment](#) and [Five Year Housing Land Supply](#).

### Indicator H2: Net additional dwellings

Table 6.1: Net additional dwellings

Additional dwellings during period	Number of dwellings
Gross completions (2008-2024)	7718
Demolitions/ conversions away (2008- 2024)	282
Net completions (2008- 2024)	7436
Gross completions (2023-2024)	1345
Demolitions/ conversions away	12
Net completions	597

- 6.6 There has been a decrease of 119 additional net dwellings this year compared to 2024. Therefore, for the base year under the new LHN requirement, the district is delivering under the annual requirement of 746 dwellings per annum. The fall in net completions is due to

<sup>8</sup> Five Year housing land supply Addendum January 2025

major local plan allocations either completing phases which were previously under construction or slowing down in terms of their delivery rates.

- 6.7 Lichfield District continues to be a popular location for developers with several large developments currently under construction or with planning permission across the district and proposals for further developments being submitted or at pre-application stage. The [Strategic Housing Land Availability Assessment](#) suggests that there is still a good supply of deliverable sites that come forward over the short to medium term.

### Indicator H3: Density of completions

Table 6.2: Density of completions

Year	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25
Average density of new dwellings completed (dwellings per hectare)	68.6	33.8	33.3	37.1	29.9	29.6	25.3	26.3	37.2

- 6.8 This figure considers the total site area, including open space, access and associated infrastructure. The average density of completions has seen an increase this year in comparison to the past four years.

### Indicator H4: Housing trajectory

- 6.9 The housing trajectory is available to view in the [Five Year Housing Land Supply](#) (2024). This illustrates that we can currently demonstrate a supply of residential sites capable of proving more than five years' worth of housing against LHN.

### Indicator H5: New dwellings on previously developed land

Table 6.3: New dwellings on previously developed land

Year	Number of dwellings on brownfield	Percentage (%)	Number of dwellings on greenfield	Percentage (%)	Number of dwellings on garden land	Percentage (%)
2013/14	215	65	21	6	93	28
2014/15	330	84	25	6	36	9
2015/16	180	88	10	5	14	7
2016/17	287	73	93	24	14	3
2017/18	360	62.4	197	34.1	20	3.5
2018/19	439	57.3	323	42.2	4	0.5
2019/20	189	30.2	435	69.6	1	0.16
2020/21	200	36	309	55.6	47	8.4
2021/22	293	39.3	450	60.4	2	0.3
2022/23	21	2.7	586	75.9	166	21.4
2023/24	156	21.2	522	70.9	58	7.9
2024/25	206	33.9	385	63.2	18	2.9

- 6.10 There has been a decrease in the proportion of completions of greenfield sites this year, compared to over the past few monitoring years.

## Indicator H6: Dwelling mix

6.11 The [Housing and Economic Development Needs Assessment](#) (HEDNA) identify an imbalance of housing types across the district with higher concentrations of larger, detached properties and a lack of smaller affordable dwellings. The adopted local plan seek to address this imbalance by identifying a dwelling mix which will be sought from new developments.

6.12 The Local Plan Strategy identifies the following indicative dwelling mix:

- One bed – 5%
- Two bed – 42%
- Three bed – 41%
- Four or more bed – 12%

Table 6.4: Housing types completed

Housing type	Count	Percentage (%)
One bed house	8	1.3%
Two bed house	120	19.7%
Three bed house	187	30.7%
Four or more bed house	129	21.2%
One bed flat	84	13.8%
Two or more bed flat	76	12.5%
One bed bungalow	0	0.0%
Two or more bed bungalow	5	0.8%

Table 6.5: Completions by number of bedrooms (%)

Year	One bed (percentage)	Two bed (percentage)	Three bed (percentage)	Four or more bed (percentage)
2012/13	5.2%	22.2%	43.7%	29%
2013/14	13.7%	41%	27.7%	17.6%
2014/15	11.7%	25.1%	43.3%	19.9%
2015/16	13.3%	30.8%	34.3%	21.6%
2016/17	13.5%	30.2%	31.2%	25.1%
2017/18	6.5%	37.9%	37.9%	17.5%
2018/19	11.4%	38.1%	33.4%	17.1%
2019/20	10.11%	34.4%	30.3%	25.1%
2020/21	8.3%	25.9%	33.1%	32.7%
2021/22	6.6%	38.4%	36.5%	18.5%
2022/23	3.8%	37.5%	34.5%	24.2%
2023/24	6.1%	33.8%	35.2%	24.9
2024/25	15.11%	32.35%	31.36%	21.18%

6.13 The local plan seeks to increase the provision of smaller properties, specifically of two and three bed properties. This year's figures show that properties within this bracket account for approximately 64% of the new homes delivered this year, a slight decrease from last year.

## Indicator H7: Gross affordable housing completions

Table 6.6: Gross affordable housing completions

Development	Completions
Ashby Road, Arkall Farm (Phase 1)	14
Shortbutts Lane, land south of SDA	81
Land at Dean Slade Farm, South of Lichfield Dean Slade Farm SDA	15
Spode Avenue, adj Hayes Meadow School	8
Bore Street, 36A	5
Hay End Lane, land off, Fradley SDA	4
<b>Gross completions</b>	<b>127</b>

6.14 The gross completions of 127 affordable dwellings represents a decrease in the number completed since last year.

## Indicator H8: Committed affordable homes

Table 6.7: Committed affordable homes

Housing market sub area	Committed
Lichfield city	219
Burntwood	81
Lichfield district North	418 <sup>9</sup>
Lichfield district South	272
Tamworth <sup>10</sup>	260
<b>Total</b>	<b>1250</b>

6.15 There are a further 1250 affordable dwellings which are committed within the district which are likely to be delivered within the next 5 years.

## Indicator H9: Affordable housing viability

6.16 This is an indicator of housing demand and value which may be important for future viability analysis. To do this, three components are taken into account, the [Halifax House Price Index](#), the BCIS General Building Cost Index and VOA Alternative Land Use Value. The methodology used to calculate the viable affordable housing target is contained within the [Affordable Housing Viability Assessment](#).

Halifax house price index:

Table 6.8: Halifax house price index

Period	Index (2009 base figure = 271.4 <sup>11</sup> )	Standardised Average Price (£)
March 2022	488.0	283,001

<sup>9</sup> Includes 405 dwellings at Rugeley Power Station – this is a cross boundary site therefore a proportion of these will be delivered outside of Lichfield district. Reserved matters applications yet to be submitted.

<sup>10</sup> It should be noted that outline planning consent for 1000 dwellings at Arkall Farm will include provision of affordable homes with the level of provision to be determined on each phase of the development through reserved matters applications. At the time of writing applications for the first two phases of the development have been determined.

<sup>11</sup> Figures are for England and Wales (Feb 2009 Base Figure = 271.4).

Period	Index (2009 base figure = 271.4 <sup>11</sup> )	Standardised Average Price (£)
September 2022	506.4	293,992
March 2023	496.4	287,891
September 2023	481.1	278,985
March 2024	498.0	288,862
September 2024	505.8	293,305
<b>March 2025</b>	511.6	296,699

6.17 Data from Halifax House Price Index illustrates that house prices decreased from September 2022 until September 2023, then increased nationally which has continued into 2025<sup>12</sup>. The index has risen 88.5% from the base figure.

### Building cost index:

6.18 The Building Cost Information Service (BCIS) is a leading provider of cost and price information for the UK construction industry. The BCIS Index Number is therefore an important component in calculating development viability. The BCIS general building cost index figure is:

- November 2024 = 466.0

6.19 At the time of reporting the latest ‘firm’ figure from BCIS was November 2024. There has been an increase in the BCIS index of approximately 62.7% from the base figure (March 2009 = 286.3).

### Alternative land use value

6.20 The table below shows alternative land values, using the best data available. Alternative land values may impact upon viability of future residential schemes and therefore it is important to understand the market economy.

6.21 The data for Alternative Land Use Value was previously sourced from the Valuation Office Agency's (VOA) Property Market Reports which are no longer produced. Government published the [Land Value Estimates for Policy Appraisal](#) with the latest version having been published in August 2020. It notes that the agricultural land values can be used to estimate the existing value of developments on Greenfield sites.

6.22 The estimated value of a typical agricultural site per hectare is as follows:

- Stoke-on-Trent & Staffordshire - £22,000.

### Affordable housing viability target

6.23 Using the figures as summarised above, and the dynamic model used in Policy H2 of the Local Plan Strategy it is possible to calculate a viable affordable housing requirement.

Table 6.9: Affordable housing requirement using dynamic model

2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
40%	37%	35%	37%	38%	40%	35%	28%	28%	28%

<sup>12</sup> It should be noted that the Halifax House Price Index base figure has been updated to a 1992 base since the earlier AMRs. 2009 base figure has been calculated using the new 1992 base and equals 271.4.

6.24 The affordable housing viability target has remained at 28% this year. Data demonstrates that both house prices building costs have increased in this calendar year.

### Indicator H10: Gypsy and traveller accommodation

Table 6.10: Additional gypsy and traveller pitches permitted

Year	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25
Existing pitches lost	0	0	0	0	0	0	0
New pitches	3	0	0	0	0	0	0

Table 6.11: Unauthorised gypsy and traveller caravans and encampments

Year	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25
Number of unauthorised caravans	27	19	25	47	47	52	7	10
Number of unauthorised encampments	7	4	8	13	13	8	3	4

6.25 The council monitors the number of gypsy sites and caravans in the district and provides returns to the government bi-annually for the national bi-yearly gypsy & traveller and caravan count.

### Indicator H11: Self-build and custom build register

6.26 From 1 April 2016 Local Authorities are required to provide a self-build and custom build register under the [Self-build and Custom Homebuilding \(Register\) Regulations 2016](#).

Table 6.12: Summary of the self-build and custom build register

Year	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25
Number of individuals registered	4	4	5	5	2	1
Number of associations registered	0	0	0	0	0	0
Preference for type of house	Detached	Detached	Detached	Detached	Detached	Any
Preference for the number of bedrooms	3	4	4	4	4/5	Any

Table 6.13: Self-build relief exemptions granted

Year	Number of plots
2016/17	9
2017/18	22
2018/19	30
2019/20	14
2020/21	22
2021/22	18
2022/23	23
2023/24	27
2024/25	17

## Indicator H14: Permitted new dwellings

Table 6.14: Number of permitted new dwellings

Year	Gross	Net
2009/10	327	317
2010/11	208	191
2011/12	251	234
2012/13	179	167
2013/14	1202	1183
2014/15	1209	1191
2015/16	1296	1282
2016/17	1027	1005
2017/18	649	595
2018/19	2613	2539
2019/20	1187	1166
2020/21	236	204
2021/22	2979	2965
2022/23	741	608
2023/24	1235	1206
2024/25	834	823

### Key findings

- 6.27 The districts housing completion rates have decreased slightly this year with 609 net completions including 127 affordable homes within the financial year. However, delivery remains strong and is currently more than the requirement in the adopted local plan and our LHN.
- 6.28 The average density of housing completions this year is 37.2 dwellings per hectare. This is an increase compared to the last few years.
- 6.29 Very few of new homes completed this year took place on previously developed land. The adopted local plan notes that completions on greenfield sites were expected to increase in the later years of the plan period as the strategic development allocations are delivered.
- 6.30 The current viable level of affordable housing is 28%.
- 6.31 Permission for 834 (gross) new dwellings were granted this year. The number of permitted new dwellings has increased considerably this year. The five-year supply demonstrates that there is a significant supply of dwellings which benefit from planning permission and this supply is more than current requirements.

## 7. Economic development and enterprise

Local plan strategic priority and policy	Strategic priority and policy
Strategic priority 7	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.
Strategic priority 8	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.
Strategic priority 9	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.
Strategic priority 10	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.
Core policy 7	Employment & economic development
Core policy 8	Our centres
Core policy 9	Tourism
Policy E1	Retail assessments

- 7.1 This chapter monitors the delivery of the strategic priorities and local plan policies set out within the infrastructure chapter in the [adopted Local Plan](#).
- 7.2 Lichfield District generally has a healthy economy, the spatial portrait highlighted our comparably low levels of unemployment and the excellent transport links which make the area a prime location for businesses to invest. Most of the employment within the district is located at employment parks at Burntwood and Fradley and, to a lesser extent, Lichfield, along with many jobs within Lichfield city centre.
- 7.3 The [Employment Land Availability Assessment](#) (ELAA) is updated annually, and identifies sites that have the potential for employment development and their potential future capacity in terms of uses, floor space and number of jobs. The following indicators include data published within the ELAA.

### Indicator E1: Completed employment floorspace

Table 7.1: Completed employment floorspace

Planning application reference	Site name and address	Area (hectares)	Use class	Floorspace completed (m <sup>2</sup> )	Jobs (full time)	Net
22/01225/FULM	Land off Cannel Road, BBP Z3 (Burntwood Business Park Zone 3, Cannel Road, Burntwood)	1.2	B2/B8	3305	41	No
	<b>Total</b>	<b>1.2</b>		<b>3305</b>	<b>41</b>	

7.4 A total of 1.2 hectares of employment land which provides 3305m<sup>2</sup> of employment floorspace was completed this year. Further detail of this is set out within the [Employment Land Availability Assessment](#).

### Indicator E3: Available employment land

7.5 Table 7.2 summarises the committed supply of employment land and other available sites as detailed within the Employment Land Availability Assessment.

Table 7.2: Available employment land (extract from ELAA 2025)

Source	Total area in hectares (Ha) (net)	Total floor space (m <sup>2</sup> ) (net)
Site currently under construction	20.37	62,382
Site with planning permission	34.45	81,810
Available sites	32.67	116,772
Total 'available' supply	87.49	260,964

### Indicator E4: Town centre uses and retail development

7.6 Town centre uses are specified as type E, A1-A5, B1a and D2 classes for the purposes of monitoring. It should be noted that the former A and D use classes now fall within Use Class E and Sui Generis (SG). Where applications have been approved prior to the change in use class they have been recorded against the former use class. Lichfield district has two town centre areas, one in Lichfield and one in Burntwood, as identified within the adopted local plan.

### Indicator E5: Number of retail assessments

7.7 No retail assessments submitted in 2024-25.

### Indicator E6: Location of completed employment developments

Table 7.5: Location of completed employment developments

Type of floor space	Percentage (%)	Target
% of B1a floor space completed in town centres	0	No development outside of town centres without justification
% of B1b floor space completed in town centres	0	No development outside of town centres without justification
% of B1c floor space completed in town centres	0	No development outside of town centres without justification
% of B2 floor space completed in town centres	0	No development outside of town centres without justification
% of B8 floor space completed in town centres	0	No development outside of town centres without justification

## Indicator E7: Town centre health

Table 7.6: Lichfield city centre vacancy rates

	Total retail premises in Lichfield city centre	Vacant shops in Lichfield city centre	Vacancy rate Lichfield city centre
July 2017	301	20	6.64%
July 2018	306	17	5.55%
March 2019	306	19	6.21%
January 2020	307	12	4.00%
April 2021	309	25	8.00%
March 2022	309	23	7.00%
July 2023	310	19	6.13%
May 2024	307	20	6.51%
June 2025	311	16	5.06%

Table 7.7: Burntwood town centre vacancy rates

	Total retail premises in Burntwood town centre	Vacant shops in Burntwood town centre	Vacancy rate Burntwood town centre
July 2017	65	6	9.23%
March 2018	66	4	6.06%
March 2019	66	3	4.54%
January 2020	68	2	2.94%
April 2021	68	3	4.41%
March 2022	68	4	5.88%
July 2023	69	7	10.14%
May 2024	71	6	8.45%
July 2025	66	5	7.58%

Table 7.8 Burntwood neighbourhood centres<sup>13</sup> vacancy rates

	Total retail premises in Burntwood neighbourhood centres	Vacant Shops in Burntwood neighbourhood centres	Vacancy Rate Burntwood neighbourhood centres
April 2021	170	9	5.29%
March 2022	170	11	6.47%
July 2023	171	14	8.19%
May 2024	169	10	5.92%
July 2025	168	19	11.31%

## Indicator E8: Lichfield district tourism

- 7.7 Lichfield has a strong tourist industry and numerous tourist attractions including Lichfield Cathedral, Erasmus Darwin and Samuel Johnson Museums, Lichfield Garrick Theatre, Chasewater, Drayton Manor Theme Park and the National Memorial Arboretum.
- 7.8 Reports are no longer available which provide specific details on day trips, overnight trips etc to Lichfield. Please see previous years AMR's for historic data regarding this.

<sup>13</sup> \*Neighbouring centres comprise Chasetown High Street, Swan Island, Ryecroft and Morley Road.

Table 7.10: Airbnb data in Lichfield District

Lichfield Airbnb data	2019	2023	+ / -
Av. Number of listings	40	119	197%
Av. Available listings	38	110	186%
% Available listings booked	93%	90%	-2%
Total nights booked	6,505	16,918	160%
Annual occupancy	58%	57%	-2%
Annual ADR	£78	£124	58%
Average length of stay	2.9	2.9	1%
Annual rev per listing	£13,397	£19,153	43%

### Key findings

- 7.9 This year 3,305m<sup>2</sup> of employment developments have been completed within the district providing an increase in employment floorspace, in comparison to 10,305m<sup>2</sup> completed last year.
- 7.10 Lichfield district maintains a large portfolio of sites which are available for employment development. Approximately 79 hectares of land is under construction and/or has secured planning permission for employment development.

## 8. Healthy and safe communities

Local plan strategic priority and policy	Strategic priority and policy
Strategic priority 11	To create an environment that promotes and supports health 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 well-being.
Core policy 10	Healthy & safe lifestyle
Core policy 11	Participation in sport & physical activity
Core policy 12	Provision for arts & culture
Policy HSC1	Open space standards
Policy HSC2	Playing pitch & sports facility standards

8.1 This chapter monitors the delivery of the strategic priorities and local plan policies set out within the infrastructure chapter in the [adopted local plan](#).

### Indicator HSC1: Open space provision

8.2 The [Open Space Assessment](#) was updated, and identifies the accessibility, quantity and quality of different typologies of green space within the Lichfield district. It sets priorities and, where appropriate, local standards that the district should aspire to. A summary of the assessment is provided below.

Table 8.1: Open space provision

Type of green space	Definition	Area (ha)	Areas of deficiency
Natural and semi-natural greens and open spaces	Natural and semi natural greenspaces have a primary purpose of wildlife conservation and biodiversity. This typology of open space can include woodland and scrub, grassland, heath or moor, wetlands, open and running water, nature reserves and wastelands.	2,882.71	There are distinct areas without access to a 100ha site, particularly the north and eastern area together with a large swathe to the south west. The majority of the district have access to 500ha site within a 10km buffer. Large areas of the district have limited accessibility to 2ha sites within a 5 minute walk from home.
Amenity greenspace	Amenity greenspace is defined as sites offering opportunities for informal activities close to home or work or enhancement of the appearance of residential or other areas. It includes informal recreation spaces, village greens, residential green spaces and other incidental space.	213.58 hectares at 278 sites	Hamstall Ridware and Wigginton have no amenity greenspace along with parts of Shenstone, Little Aston, Armitage with Handsacre, Burntwood and areas within some of the smaller rural settlements. There are concentrations of poor quality spaces found within Lichfield, Burntwood, Fazeley, Alrewas and Armitage and Handsacre.

Type of green space	Definition	Area (ha)	Areas of deficiency
Green corridors	Green corridors are mainly used for environmentally sustainable forms of transport such as walking, cycling or horse ride. These can be for leisure or travel purposes and offer opportunities for wildlife migration. This includes river and canal banks as well as road and rail corridors.	628.4km in length (460km right of way, 190km cycle routes)	There are no quantitative or quality standards recommended for green corridors given the variety of types and end uses. It is recommended that good maintenance and management of routes is important.
Provision for children and young people	This typology includes areas designated primarily for play and social interaction involving children and young people, such as equipped play areas, ball courts, skateboard areas and shelters predominately used by teenagers. This it to ensure that have opportunities to interact with their peers and learn social and movement skills within their home environment.	Approx. 14.1 hectares at 77 sites	Lichfield does not meet the standard space of children’s play, having virtually half of the amount recommended by the NPFA. Settlements with no provision includes Hamstall Ridware, Longdon, Upper Longdon, Hints, Canwell, Chorley and Wall. A large number of larger service villages are short of equipped play areas.
Allotments	Allotments cover open spaces that provide opportunities for those people who wish to do so to grow their own produce as part of the long term promotion of sustainability, health and social interaction.	22 recorded sites	Plot sizes have been split in an attempt to meet demand and there is a lengthy waiting list exceeding 18 months for plots within the city and wider district.
Cemeteries and churchyards	Cemeteries and churchyards includes areas for burial, quiet contemplation and tranquillity. Sites can often be linked to the promotion of wildlife conversation and biodiversity.	38.5 hectares 40 recorded churchyards	The need for burial grounds and new burial spaces is dependent on site capacity and the gradual need for more space when the capacity of remaining sites become exhausted. The population forecasts show there is likely to be a significant rise in the number of older people in the district over the next 20 years.

**Indicator HSC2: Satisfaction with open spaces, sport and recreation**

8.3 The Lichfield historic parks survey is a continuous survey that can be completed online, it is also handed out to visitors to the parks by the park rangers as part of their targeted feedback.

Table 8.2: Beacon park satisfaction survey

How satisfied are you with Beacon Park overall?	2017	2018	2019	2020	2021	2022	2023	2024
Completely satisfied	58.7%	65.6 %	57.1%	40%	56.3%	65.3%	68%	66.67%
Satisfied	41.3%	31%	40.5%	60%	43.7%	34.7%	32%	33.33%
Dissatisfied	0%	3.4%	0%	0%	0%	0%	0%	0%
Completely dissatisfied	0%	0%	2.4%	0%	0%	0%	0%	0%

**Key findings**

- 8.4 We updated our Open Space Assessment in 2024 which provides an up-to-date audit of the open spaces within the district. This identifies where there are deficiencies in the quality and quantity of provision.
- 8.5 100% of respondents to the park satisfaction survey since 2020 have been satisfied with the park overall.

## 9. Natural resources

Local plan strategic priority and policy	Strategic priority and policy
Strategic priority 12	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 to countryside character through enhancements to the local environment and preserves the Green Belt.
Strategic priority 13	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.
Core policy 13	Our natural resources
Policy NR1	Countryside management
Policy NR2	Development in the Green Belt
Policy NR3	Biodiversity, protected Species & their habitats
Policy NR4	Trees, woodlands & hedgerows
Policy NR5	Natural & historic landscapes
Policy NR6	Linked habitat corridors & multi-functional greenspaces
Policy NR7	Cannock Chase special area of conservation
Policy NR8	River Mease special area of conservation
Policy NR9	Water quality

9.1 This chapter monitors the delivery of the strategic priorities and local plan policies set out within the infrastructure chapter in the [adopted local plan](#).

9.2 The landscape of the Lichfield district is rich and varied due to underlying variations in geology and the presence of two major river valleys; the River Trent and River Tame. To the north and north-east of the district lies the Trent Valley washlands, and significant levels of quality agricultural land that make up the Mease lowlands. The district also includes part of the Cannock Chase area of outstanding natural beauty (AONB), and the reservoir of Chasewater, near Burntwood. The district's rural areas contain some high-quality rural landscapes. There are numerous protected areas within the district of different designations including the Cannock Chase and Mease special areas of conservation, designated sites of special scientific interest (SSIs), sites of biological interest and biodiversity alert sites.

### Indicator NR1: Water quality

9.3 There are several rivers and water courses within the district including several smaller rivers and tributaries, along with three major canals. The Environment Agency publishes data in line with the requirements of the [Water Framework Directive](#) (WFD).

Table 9.1: Water quality

Water body name and ID	Ecological quality (2016)	Ecological quality (2019)	Chemical quality (2016)	Chemical quality (2019)	Overall water body (2016)	Overall water body (2019)	Overall classification (2016)	Overall classification (2019)	Overall water body objective (and target date)
River Trent (from Moreton)	Poor	Poor	Good	Fail	Poor	Poor	Poor	Poor	Good (2027)

Water body name and ID	Ecological quality (2016)	Ecological quality (2019)	Chemical quality (2016)	Chemical quality (2019)	Overall water body (2016)	Overall water body (2019)	Overall classification (2016)	Overall classification (2019)	Overall water body objective (and target date)
Brook to River Tame) GB10402804 7290									
River Mease (from Hooborough Brook to Trent) GB10402804 6560	Moderate	Moderate	Good	Fail	Moderate	Moderate	Moderate	Moderate	Good (2027)
Bourne-Bilson Brook Catchment (tributary of Trent) GB10402804 7270	Moderate	Bad	Good	Fail	Moderate	Bad	Moderate	Bad	Good (2027)
River Tame (from River Anker to River Trent) GB10402804 7050	Moderate	Poor	Good	Fail	Moderate	Poor	Moderate	Poor	Moderate (2015)
Black/Bourne Brook (from source to Tame) GB10402804 7000	Poor	Poor	Good	Fail	Poor	Poor	Poor	Poor	Poor (2015)
Pyford Brook Catchment (tributary of Trent) GB10402804 7250	Bad	Bad	Good	Fail	Bad	ate	Bad	Bad	Good (2027)
River Blithe (from Tad Brook to River Trent) GB10402804 6491	Moderate	Moderate	Good	Fail	Moderate	Moderate	Moderate	Moderate	Moderate (2015)
Crane Brook (from source to Footherley Brook)	Poor	Poor	Good	Fail	Poor	Poor	Poor	Poor	Poor (2015)

Water body name and ID	Ecological quality (2016)	Ecological quality (2019)	Chemical quality (2016)	Chemical quality (2019)	Overall water body (2016)	Overall water body (2019)	Overall classification (2016)	Overall classification (2019)	Overall water body objective (and target date)
GB104028046480									
Footherley Brook (from source to Black-Bourne Brook) GB104028046450	Bad	Poor	Good	Fail	Bad	Poor	Bad	Poor	Poor (2021)
Coventry and Ashby Canals GB70910212	Good	Good	Good	Fail	Good	Moderate	Good	Moderate	Good (2015)
Trent & Mersey Canal (summit to Alrewas) GB70410142	Good	Good	Good	Fail	Good	Moderate	Good	Moderate	Good (2015)

9.4 The environment agency data suggests that many of the district's watercourses are suffering from low water quality, with the overall water body quality having decreased in 2019, and all chemical quality conditions having failed in 2019. Under the water framework directive the water quality must not deteriorate, and should aim to be of at least 'good' quality.

**Indicator NR2: Planning permissions granted contrary to environment agency advice**

9.5 There are a number of areas within the district which are at risk of flooding, due to the rivers (River Mease, River Trent, River Tame and River Blithe) which flow through it. These areas have been identified through the [Strategic Flood Risk Assessment](#) (SFRA). As was the case in previous years there have been no permissions granted contrary to the advice given by the Environment agency for this year.

**Indicator NR3: Developments in the countryside**

Table 9.2: Developments approved for country-based enterprise

Development	Planning reference	Description of proposal	In the green belt
Home Farm Cottage London Road Lichfield	24/00192/COU	Change of use of detached garage and store above and part of the ground and first floor of Home Farm	Yes
Hope Cottage Farm Pouk Lane Lichfield	24/00015/COU	Construction of a 40M x 20M horse arena/menage	Yes

Development	Planning reference	Description of proposal	In the green belt
Shepherds Corner Stockings Lane Upper Longdon Rugeley	24/01022/FUL	Erection of a new stable block (incorporating No. 2 stables and a tack room)	No

### Indicator NR4: Changes in areas biodiversity importance

Table 9.3: Changes in areas of biodiversity importance

Site	Number (2017)	Area (Ha) (2017)	Number (2018)	Area (Ha) (2018)	Number (2019)	Area (Ha) (2019)	Number (2020)	Area (Ha) (2020)	Number (2021)	Area (Ha) (2021)
Site of Biological Interest (SBI)	88	830.6	88	830.6	91	861.3	91	830.6	91	859.1
Biodiversity Alert Site (BAS)	56	232.7	57	233.2	57	232.5	59	235.7	59	235.7
Site of Special Scientific Interest (SSSI)	4	330.5	4	330.5	4	330.5	4	330.5	4	330.5
Special Area of Conservation (SAC)	1	10.7	1	10.8	1	10.8	1	10.8	1	10.8
Area of Outstanding Natural Beauty (AONB) <sup>14</sup>	1	550.3	1	550.3	1	550.3	1	550.3	1	550.8

(Ecology Officer at SCC confirmed on 15/05/2025 that the latest figures above are still applicable)

9.6 The quality of sites of special scientific interests (SSIs) are monitored by Natural England, the table below provides an assessment of the SSSI's within the district. Many of the sites are said to be recovering, and it is important to maintain this improvement over the long term to bring the sites back to a favourable condition. There have been no changes in the data in this monitoring year.

Table 9.4: Quality of Sites of Special Scientific Interest (SSSI)

SSSI	Unit Area (ha)	Main habitat	Condition	Latest assessment date
Stowe Pool and Walk Mill Clay Pit (Unit 1)	5.28	Standing open water and canals	Unfavourable - declining	19/12/2012
Stowe Pool and Walk Mill Clay Pit (Unit 2)	3.12	Standing open water and canals	Unfavourable - no change	24/01/2019
Chasewater and the Southern Staffordshire Coalfield Heaths (Unit 5)	30.02	Dwarf shrub, heath - lowland	Unfavourable - Recovering	29/07/2010

<sup>14</sup> Much of the AONB is outside of the District boundary.

SSSI	Unit Area (ha)	Main habitat	Condition	Latest assessment date
Chasewater and the Southern Staffordshire Coalfield Heaths (Unit 6)	53.86	Dwarf shrub, heath - lowland	Unfavourable - Recovering	29/07/2010
Chasewater and the Southern Staffordshire Coalfield Heaths (Unit 7)	7.03	Fen, marsh & swamp - lowland	Favourable	28/07/2010
Chasewater and the Southern Staffordshire Coalfield Heaths (Unit 8)	8.72	Dwarf shrub, heath - lowland	Unfavourable - Recovering	28/07/2010
Chasewater and the Southern Staffordshire Coalfield Heaths (Unit 9)	11.40	Dwarf shrub, heath - lowland	Unfavourable - Recovering	28/07/2010
Chasewater and the Southern Staffordshire Coalfield Heaths (Unit 12)	8.81	Standing open water and canals	Favourable	27/07/2010
Chasewater and the Southern Staffordshire Coalfield Heaths (Unit 13)	102.76	Standing open water and canals	Unfavourable - Declining	27/09/2019
Chasewater and the Southern Staffordshire Coalfield Heaths (Unit 14)	1.52	Standing open water and canals	Favourable	26/07/2010
Chasewater and the Southern Staffordshire Coalfield Heaths (Unit 15)	6.06	Dwarf shrub heath-lowland	Unfavourable - Recovering	26/07/2010
Gentleshaw Common (Unit 3)	69.23	Dwarf shrub, heath - lowland	Unfavourable - Recovering	15/10/2013
Gentleshaw Common (Unit 4)	11.24	Fen, marsh & swamp - lowland	Unfavourable - Recovering	15/10/2013
River Mease (Unit 1)	5.85	Rivers and streams	Unfavourable - No Change	14/01/2010

### Indicators NR5-NR13: Biodiversity and environmental quality initiatives indicators

9.7 We contribute to several local programmes designed to protect and enhance biologically important sites throughout the district. The council also contributes to several local initiatives which relate to maintaining and enhancing certain environments found within the district boundary. Many of these initiatives are long term goals and will be monitored over their duration, the indicators set out the current situation and the Council’s contribution.

Table 9.5: Biodiversity and environmental quality initiatives

Local indicator	Targets	Current situation
Indicator NR5: To improve the condition of nationally important sites such as SSSIs and SACs	To achieve and maintain favourable conditions for all SSSIs and SACs in Lichfield district	The council meets the conservation objectives for its SSSI by implementing Higher Level Stewardship scheme that is funded by DEFRA and being extended, at Wharf Lane. Management Plan in place and conservation improvements are ongoing. Stowe Pool SSSI is in 'unfavourable' and 'declining' condition because the white-clawed crayfish are no longer present. Tests conducted 2024 indicate water quality is good. All other SAC's and SSSI's are managed by 3rd parties.
Indicator NR6: To protect regionally and locally important sites such as Local Wildlife Sites, Local Geological Sites and Biodiversity Alert Sites from loss of area	No net loss of areas of natural or semi-natural habitat	The council is a partner organisation of the Staffordshire Local Nature Recovery Strategy (LNRS). A net gain to biodiversity must be incorporated into all developments. Biodiversity Net Gain is now mandatory across England for new developments (with some limited exceptions). Biodiversity offsetting schemes must produce habitats of measurably greater biodiversity value than will be lost through the development achieving a minimum of 10% net gain.
Indicator NR7: To continue contributing to the Staffordshire Biodiversity Action Plan and protecting European and nationally protected species	Protection and enhancement of the Staffordshire Biodiversity Action Plan habitats and species. No net loss of Staffordshire BAP priority habitats and species	The Council continues to contribute to this indicator through the implementation of the Districts Biodiversity and Development SPD. This is also monitored through Development Control, which seeks biodiversity enhancement, mitigation and/or compensation should development occur at such sites.
Indicator NR9: To protect and enhance the Cannock Chase AONB	Achieve schemes in the action plan.	The council actively participates in an officer working group and joint committee for the governance of AONB delivery and an annual monitoring report is produced to monitor progress against the management plan. The council attends AONB task and finish groups for; land management and visitor management.
Indicator NR10: To contribute to the implementation of the National Forest Strategy	To make a contribution to forest biodiversity action plan targets	There is only a small area of the National Forest within Lichfield District and as such it is difficult to deliver TNFs targets within the overlapping boundaries. The Council seeks to support this via the implementation of biodiversity net gain, biodiversity offsetting schemes and adherence to the Local Plan Nature Recovery Network Mapping.

Local indicator	Targets	Current situation
Indicator NR11: To contribute to the implementation of the Forest of Mercia Plan	To contribute to the Forest of Mercia's own targets for woodland planting, management and access	The council continues to contribute to Forest of Mercia targets by carrying out woodland management and enhancement and planting trees on sites within the district where possible.
Indicator NR12: To contribute to the strategy for the Cannock Chase to Sutton Park biodiversity enhancement area	To continue to contribute to achieving the strategy	Lichfield District Council is a key stakeholder in the 'Purple Horizons' project – one of the 5 national nature recovery projects launched by Natural England. This work aims to re-establish habitat links within the project zone of Cannock Chase and Sutton Park, by enhancing/restoring/creating heathland and associated habitats. LDC work closely alongside Natural England, Walsall Metropolitan Borough Council, and other partners. The council is actively participating in the midlands Heathland Heartland (MHH) programme. Nature Recovery Network mapping and biodiversity offsetting schemes are contributing to this. Please see MHH vision.
Indicator NR13: To promote the central rivers initiative vision	Active involvement with the steering of this project and achieving targets associated with Lichfield District Council	The council is actively exploring opportunities to work with the Environment Agency to strategically enhance waterways across the district.

### Indicator NR14: Tree preservation

Table 9.6: Tree preservation orders

Year	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25
Number of new tree preservation orders	17	15	12	12	18	9	5
Number of existing tree preservation orders deleted	1	0	0	1	2	1	0
Number of prosecutions for tree damage	0	1	0	0	0	0	0

Table 9.7: Number of applications for works on trees in conservation areas

Area	2023/24	2024/25
Alrewas and Fradley	37	37
Armitage with Handsacre	9	9
Bourne Vale	4	1
Chadsmead	14	9

Area	2023/24	2024/25
Colton and the Ridwares	5	4
Curborough	2	1
Fazeley	9	9
Hammerwich with Wall	1	1
Leomansley	17	15
Little Aston and Stonnall	34	34
Longdon	2	2
Mease Valley	3	4
Shenstone	11	12
Stowe	16	20
Whittington and Streethay	31	32
<b>Total</b>	<b>195</b>	<b>190</b>

Table 9.8: Applications for works on protected trees

Area	2023/24	2024/25
Alrewas and Fradley	12	12
Armitage with Handsacre	7	7
Boley Park	3	3
Bourne Vale	6	6
Chadsmead	10	10
Colton and the Ridwares	3	3
Fazeley	6	6
Highfield	22	22
Leomansley	5	5
Little Aston and Stonnall	25	27
Longdon	3	3
Mease Valley	2	2
Shenstone	19	20
St John's	20	20
Stowe	10	11
Summerfield and All Saints	3	3
Whittington and Streethay	14	13
<b>Total</b>	<b>170</b>	<b>173</b>

(The Council began using a new system to measure Tree information in 2023/24. Please see previous Annual Monitoring Reports for historic Conservation Area / TPO application numbers)

### Indicator NR15: Air quality management areas

9.8 This indicator monitors the number and condition of Air Quality Management Areas (AQMAs) within the Lichfield district. Detailed information on air quality in the district and on the AQMA's can be found in the Annual Status Reports (ASR) which are produced each year by the Environmental Health Department and submitted as required to DEFRA. An Air Quality Action Plan was adopted by the council in 2019 in pursuit of the objectives and to tackle the air quality issues within the AQMAs.

9.9 At the start of 2024/25 there were two AQMAs in the district, which were declared because of historical measured exceedances of the annual mean objective for Nitrogen dioxide (NO<sub>2</sub>). AQMA No.1 is centred on the Muckley Corner junction and AQMA No.2 was on the A38 from Streethay to Alrewas. Due to NO<sub>2</sub> levels dropping below the limits for a number of years, the AQMA No.2 was proposed for revocation, the work to do this taking place in

2024/25, but it ultimately came into force on 11<sup>th</sup> May 2025. We are now left with just the one AQMA at Muckley Corner.

- 9.10 The draft ASR to be submitted to DEFRA in June 2025 based on data from 2024 and preceding years, shows a steady improvement in measured NO<sub>2</sub> in the AQMAs and across the district. Measured levels in AQMA No. 1 are 10% or more below the annual mean objective and it is expected that AQMA No.1 will be revoked in 2025/26.
- 9.11 Revocation of the AQMAs would be a success but not the conclusion of air quality management in Lichfield district. The Council are required to nominate three top actions for air quality improvement in their area. These have been referred to DEFRA and will be the focus of our efforts to improve air quality in the district over the coming years.

### **Key findings**

- 9.12 The council remain involved with many different environmental projects, initiatives and partner organisations to ensure the protection of our natural environment and continues to be committed to the progress and success of these schemes.
- 9.13 Many of the district's watercourses are suffering from low water quality, with the overall water body quality having decreased in 2019, and all chemical quality conditions having failed in 2019.
- 9.14 There have been 3 planning permissions granted for countryside enterprises. The council continues to accept the advice of the Environment Agency with no developments occurring contrary to their advice.
- 9.15 There has been a small decrease in the number of applications for works on trees in conservation areas, going from 195 in 2023/24 to 190 in 2024/25.

## 10. Built and historic environment

Local plan strategic priority and policy	Strategic priority and policy
Strategic priority 14	To protect and enhance the district’s built environment and heritage assets. 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.
Strategic priority 15	To focus residential community and commercial facilities into high quality developments within the most sustainable locations whilst protecting and enhancing the quality and character.
Core policy 14	Our built & historic environment
Policy BE1	High quality development

10.1 This chapter monitors the delivery of the strategic priorities and local plan policies set out within the infrastructure chapter in the [adopted local plan](#).

### Indicator BE1: Major developments refused on poor design grounds

10.2 Seven major developments have been refused on poor design grounds during this year. Thirteen major developments have been refused in total. The approach to planning applications and pre-application engagement continues to ensure quality development comes forward.

### Indicator BE2: Conservation area appraisals

10.3 Nineteen [conversation area appraisals and management plans](#) have been adopted, and complement the policies of the Local Plan in the following areas; Alrewas, Clifton Campville, Colton, Drayton Bassett, Elford, Fazeley Bonehill, Fradley Junction, Harlaston, Haunton, Hints, Hopwas, Kings Bromley, Lichfield City, Little Aston, Mavesyn Ridware, Shenstone, Wall and Wigginton. ***\*An updated Lichfield City Conservation Area Appraisal and Management Plan is to be adopted later in 2025\****

**Indicator BE3: Buildings at risk**

Table 10.1: Buildings at risk

Site	Added	Grade	Other designations	Situation as of May 2020	Risk category	Last inspected
Church of St John the Baptist, Edingale	2016	II*	None	The church of St John the Baptist has C13 origins and consists of a nave with a west tower and a chancel with a north side organ chamber. Several phases of past repairs, remodelling and rebuilding are clearly evident but works to renew roof coverings, high level stonework and rainwater goods are urgently required. A Listed Places of Worship Roof Repairs Grant awarded in June 2016 has facilitated the renewal of the tower, nave and chancel roof coverings, parapet gutter linings, rainwater goods and new surface water drainage but extensive high level masonry repairs remain outstanding.	D	n/a
Manor House, Hamstall Ridware	n/k	II*	Scheduled monument, 2 LBs, CA	Porch, walls and gatehouse to timber framed C15 country house, substantially altered in C16 and C18 with brick hall, tower and courtyard walls. The site is privately owned and is considered to be in very poor condition. The tower remains as a prominent garden folly with considerable structural issues. The house is still in use, but the tower is derelict and in very bad condition. The owner is working with Historic England to manage vegetation and a detailed recording survey has been completed. Further structural assessment of the site is needed.	A	June 2017
Church Tower north of Church of St John, St Johns Hill, Shenstone	n/k	II*	CA	This is a C13 derelict church tower with later alterations. It is owned by the Church of England and there are no current plans for future use of the tower. The site is considered to be in very poor condition. Funding is in place for full repairs to be carried out and for works to enable the tower to be accessible to the public. This work is expected to be carried out in 2021-2022.	D (was C)	February 2018

Site	Added	Grade	Other designations	Situation as of May 2020	Risk category	Last inspected
Engine House at Sandfields Pumping Station, Chesterfield Road, Lichfield	2019	II*	None	Engine House built 1872-83 for South Staffordshire Waterworks Company, now disused. One of only 4 pumping stations in England to retain N original Cornish beam engine in situ. The Council are working with the owners and the Lichfield Waterworks Trust to find a financially sustainable, long-term use for the building.	C	January 2020
Church of St Michael and All Angels, Blithbury Road, Hamstall Ridware	2020	I	CA	The church of St Michael and All Angels has C12 origins and consists of a nave with aisles and a clerestory, a west tower with spire, a south porch and a chancel with side chapels and a clerestory. The church is constructed in buff ashlar masonry with low pitched roofs. The church was subject to heritage crime in 2019 and subsequent damage has been caused to masonry above the south aisle. Temporary works to weatherproof the building have been carried out whilst repairs are planned and organised. Site visit due in 2025.	D	
Chetwynd Bridge (that part in Alrewas), Tamworth Road, Alrewas	2020	II*	None	Chetwynd Bridge crosses the River Tame south east of Alrewas village. Designed by the County Surveyor Joseph Potter, it was manufactured in 1824 by the Coalbrookdale Company. Configured as three spans of cast iron arches with two stone cutwaters, the cast iron balustrades have become distorted by corrosion, misaligned and are generally in poor condition. Whilst they have no vehicle constraining capacity, remedial repairs are urgently required to ensure that they remain secure, upright and intact. An application has been submitted for another bridge to take traffic over alongside the Chetwynd Bridge to save further decay of the building.	D	May 2025
Armitage URC, Armitage	2013	II	None	Congregational Chapel. 1820 extended later C19th. This property has been vacant for a number of years. The property suffered considerable damaged in 2020 by tenants using the building for unauthorised purposes. No suitable new use has yet been found.	C	July 2020

Site	Added	Grade	Other designations	Situation as of May 2020	Risk category	Last inspected
Stonehouse Cottages, Armitage	2013	II	None	Pair of houses. Late C17th with early C18 and C19th alterations. These houses are in the ownership of Ideal Standard (UK) and have been vacant for a number of years.	C	July 2022
Remains of Bellamour Old Hall, Colton	2013	II	None	Remains of early C17 house. Attic storey was removed c1840 and partly demolished in 1960's. Building is in very poor condition.	A	Not known
116 to 120 Lichfield Street, Fazeley	2013	II	CA	Early C19 House and outbuildings to Fazeley Mill (G.V.), now shops. Partly vacant and this part continues to deteriorate. In the same ownership and forms a historic grouping with Bonehill Mill and 122 Lichfield Street (both also on the register) which are also Grade II listed. Planning application submitted, site visit / contact with owner / applicant due, to ascertain progression on works.	C	March 2023
122 Lichfield Street, Fazeley	2013	II	CA	Early C19th Mill House. Property has been vacant for many years. In very poor condition and not weathertight. In the same ownership as and forms a historic grouping with Bonehill Mill and 116-120 Lichfield Street (both also on the register) which are also Grade II listed.	A	October 2019
L-shaped out buildings, Bucks Head Farm, Hints	2013	II	None	Farm outbuildings comprising barns and former smithy. Mid to late C18th with C19th Additions. Under threat from HS2, they will be retained but other buildings on the site are being demolished for HS2 so the route will run very close. The condition of the buildings has now deteriorated significantly and unfortunately suffered a substantial collapse. Current rebuilding of the farmhouse with HS2 works, condition of other barns not currently. Site visit in 2025 would be beneficial.	A	March 2020
Kings Bromley Manor Garden walls and pavilion, Kings Bromley	2013	II	CA	Walls and pavilions C18th. In multiple ownerships. Repairs needed, at risk of further deterioration.	A	May 2018

Site	Added	Grade	Other designations	Situation as of May 2020	Risk category	Last inspected
Tithe Barn, Church Lane, Mavesyn Ridware	2013	II	CA	Barn and stables, late C17th. In private ownership. Within grounds of The Old Rectory which is also Grade II listed but not at risk. Used as domestic storage.	E	May 2018
4 Bore Street, Lichfield	May 2018	II	CA	Former Prince of Wales public house now vacant. Early C19th with possible earlier core. Has been vacant for over 10 years and no solution has been found. A planning application was submitted but subsequently withdrawn, due to lack of information and heritage statement. No further progression.	C	November 2024
Davidson House, Upper St John Street, Lichfield	March 2020	II	None	Originally a house, formerly the South Staffordshire Regimental Museum, also used as an office. Dating to c1810. Has been vacant for a number of years. Pre-application submitted with subsequent feedback given, criminal damage caused to property. Site visit confirmed damage to windows, doors, fireplaces and staircases.	C	November 2024
Seedymill Farmhouse, Seedy Mill Lane, Elmhurst	March 2020	II	None	Mill house. Early C19. Forms a grouping with Seedy Mill and associated cartshed. Now within the grounds of Lichfield Golf and Country Club. In poor condition, particularly the roof which was not weathertight. Site visit due in 2025.	C (A)	May 2019
Swinfen Hall	July 2024	II*		Country house, dated 1755, by Benjamin Wyatt with substantial late 19 <sup>th</sup> and early 20 <sup>th</sup> century additions. Enforcement action, following Appeal to Enforcement. Prosecution to be confirmed.	D	Dec 2024
The Cottage, 24 Stafford Road	March 2025	II		House and stable block converted to house. C1820 with late C20 additions. Very poor condition interior wise, mould and damp. Chimney leaning.	C (A)	March 2025

**Key findings**

10.4 There are currently 19 buildings on the building at risk register 2024/25.

## 11. Neighbourhood plans and community engagement

- 11.1 This chapter monitors neighbourhood plans and community engagement. Whilst this is not related to a specific section of the local plan, it is still considered important to continue to monitor our community engagement in relation to spatial policy and the implementation of development plans.
- 11.2 The [Statement of Community Involvement](#) sets out the approaches we will take when consulting with the communities on local plans and other planning related matters.

### Indicator CE1: Neighbourhood plans

- 11.3 [Neighbourhood plans](#) are community produced documents which when 'made' (adopted) form part of the development plan for the district. We will advise and guide parishes producing a neighbourhood plan. There are twenty designated neighbourhood areas within the district, and of these fourteen areas have made plans.
- 11.4 Continued progress has been made on several plans across the district throughout the year. Mavesyn Ridware Parish Council now has a finalised Neighbourhood Plan, which was made on 14<sup>th</sup> March 2025.

### Indicator CE2: Public engagement in local plans, neighbourhood plans and other plan related activities

- 11.5 During this monitoring year the District Council has consulted on a number of neighbourhood plans and Local Plan 2043 documents. These consultations were logged using Objective.

Table 11.1: Community Engagement

Document	Number of Comments	Contributing Consultees
Mavesyn Ridware Neighbourhood Plan	24	16
Shenstone Neighbourhood Plan	17	14
Little Aston Neighbourhood Plan	9	9
Local Plan 2043 – Issues & Options	2,102	150
Local Plan 2043 – Short survey	403	313
Statement of Community Involvement 2025	8	8

### Indicator CE3: Website usage

11.6 A wide range of information on planning matters are available via the [council's website](#). The below table shows the number of hits on the webpages specific to planning and the Local Plan within the monitoring year.

Table 11.2: Website usage

Webpage	Views (2019/20)	Views (2020/21)	Views (2021/22)	Views (2022/23)	Views (2023/24)	Views (2024/25)
<a href="#">Planning &amp; Building Control Homepage</a>	5,984	3,150	28,806	39,982	57,104	7,345
<a href="#">Local Plan Homepage</a>	5,207	2,878	2,882	192	944	Webpage expired
<a href="#">Neighbourhood plans homepage</a>	1,295	795	653	842	633	338
<a href="#">Adopted local plan</a>	N/A	N/A	N/A	N/A	N/A	1838
<a href="#">Local plan 2043</a>	N/A	N/A	N/A	N/A	N/A	896

*The previous 'Local Plan Homepage' noted above, expired in 2024. The new webpage is entitled 'Planning Policy and the Local Plan'. The two bottom rows are new additions to monitoring, starting this calendar year.*

### Indicator CE4: Section 106/CIL community engagement

11.7 The Spatial Policy and Delivery Team liaise with parish councils, partners and other community groups to implement community projects across the district using developer contributions including Section 106 agreements and CIL. Further information on developer contributions is available on the [planning obligations section of our website](#).

Table 11.3: Developer contribution community engagement

Year	Consultation	Consultees	Involvement
2024/25	Allocation of CIL Meaningful Proportion April 2025	Parish Councils	The Local element of levied CIL monies (Meaningful Proportion Section 56 CIL Regs) was transferred to Parish Councils to facilitate the delivery or measures to address local identified infrastructure requirements.