

Lichfield District

# Local Plan

## 2026 → 2046

Scoping Consultation Summary

September 2026



## Introduction

Planning legislation requires all local authorities to produce a local plan, which sets out the vision and objectives for their area and identifies where and how development should take place.

Our new plan, known as the Lichfield District Local Plan 2046, will set out how development will be planned and delivered across the district up to 2046.

This Consultation is the first stage of preparing the new Local Plan. The purpose of the scoping stage is to notify everyone of the intention to create a Local Plan, to ask questions about what the plan should contain, and how we should engage with people during the plan making process.

**We have prepared a Scoping Consultation Document and a draft Engagement Strategy and are seeking views on both for this consultation.**

**The Scoping Consultation starts on Monday 7<sup>th</sup> September 2026 and ends on Monday 5<sup>th</sup> October 2026 at 5pm**

### **What is a Local Plan?**

The local plan is a planning document which provides the strategy and framework for the future planning of the district. This will include setting out where new development will take place to address identified needs, the community facilities and infrastructure required as well as safeguarding important environments. The local plan also includes planning policies which helps the council to make decisions on planning applications.

Our current local plan was adopted over a decade ago in 2015. Our new local plan, once adopted, will replace the existing plan and provide a new framework for managing development growth in the district over the next 20 years.

We are required by the government to review our local plan every five years. Since the adoption of the existing plan, there has been changes to the amount of forecasted growth we now need to plan for, as well as broad changes to national planning policy and guidance. It is therefore important that our new local plan reflects current national planning policy and guidance, reflects our local priorities, and meets our future needs.

### **What are the timescales for preparing a new Local Plan?**

Under the new Local Plan regulations, we are required to prepare and adopt a new Plan within 34 months. We are also required to publish a Local Plan Timetable that sets out the key milestones and formal engagement (consultation) on the plan during this period. Our timetable was published in June 2026, and is set out below:

| Stage                                       | Date                            |
|---------------------------------------------|---------------------------------|
| Notice of intention to commence plan making | 30 <sup>th</sup> June 2026      |
| Scoping consultation starts                 | 7 <sup>th</sup> September 2026  |
| Scoping consultation end                    | 5 <sup>th</sup> October 2026    |
| Gateway 1 self-assessment                   | 31 <sup>st</sup> October 2026   |
| First draft plan consultation starts        | 14 <sup>th</sup> June 2027      |
| First draft plan consultation end           | 26 <sup>th</sup> July 2027      |
| Gateway 2 advice sought                     | 4 <sup>th</sup> October 2027    |
| Gateway 2 advice published                  | 1 <sup>st</sup> November 2027   |
| Proposed plan consultation starts           | 31 <sup>st</sup> March 2028     |
| Proposed plan consultation end              | 26 <sup>th</sup> May 2028       |
| Gateway 3 advice sought                     | 1 <sup>st</sup> August 2028     |
| Gateway 3 advice published                  | 1 <sup>st</sup> September 2028  |
| Examination submitted                       | 15 <sup>th</sup> September 2028 |
| Examination recommendations published       | 15 <sup>th</sup> Mar 2029       |
| Adopted                                     | 1 <sup>st</sup> April 2029      |

### **What is the Scoping Consultation, Scoping Document and Engagement Strategy?**

The Scoping Consultation is the first stage of development of the Local Plan, which takes place before the 30-month timescale is triggered. The purpose of the scoping stage is to notify everyone of the District Council's intention to create a Local Plan, ask questions about what the plan should contain and seeks views on the draft Engagement Strategy and how people can get involved in shaping the plan.

The Scoping Consultation Document sets out in detail the various planning issues and topic areas that we are required or may need to address in a new Local Plan. The Engagement strategy is a separate document which sets out a draft strategy on how the District Council will engage with stakeholders and the public during the plan making process, how publicity of the plan will be managed, and how stakeholders can take an active role in helping to shape the plan as it develops.

You can read the full Scoping Consultation Document and Draft Engagement Strategy on our website here: [Local Plan 2046](#).

### **What are the key challenges and opportunities facing the district and how will the Local Plan address these?**

Lichfield District's population is expected to grow by over 13% by 2046, which equates to an increase of 15,000 people. The district's economy is expected to grow by 8% in the same period, creating approximately 4,000 new jobs.



Furthermore, the government has placed significant requirements for new housing to be delivered in the district annually, now requiring at least 769 homes to be built each year which means over 15,300 homes are needed over the next 20 years. For job growth, findings from our recent evidence has recommended that the district needs to accommodate over 120 hectares of land for employment development, 45 hectares of which should be located in new locations in the district, outside of our existing industrial estates. The Local Plan will eventually need to identify or 'allocate' sites within the district where these growth needs are to be directed towards.

The government also requires local authorities to assist in delivering critically needed affordable housing. Currently, house prices in Lichfield District are 27% above the national average, and there are not enough genuinely affordable housing options (including socially rented accommodation) to meet the high levels of demand. The Local Plan must therefore be able to plan for increased delivery of affordable housing across the district, across various tenures such as social rent and shared ownership, through its adopted policies.

In addition to development needs, the district's infrastructure – its roads, schools, utilities, and healthcare provision – is currently strained and the Plan must be able to ensure that with the planned development growth comes with a proportionate level of infrastructure improvements to adequately serve our existing residents and growing population, ensuring that they have the services and amenities they need. The local plan will therefore contain policies that supports the delivery of infrastructure needs, including those needs tied directly to sites allocated for development.

Other challenges include needing to protect and enhance the district's historic, cultural and natural assets, ensuring our residents are able to live healthily and happy lifestyles, improving our green infrastructure network, protecting the vitality and viability of our town centres, protecting the Green Belt, and addressing broader challenges like adapting to climate change and shifting towards a net zero carbon economy. Whilst national planning policy covers many of these topics in detail through its list of decision making policies, the Local Plan may need to set out more specific requirements to reflect the local context or to address specific needs within the district.

### **What work has been done on the new Local Plan so far?**

As a minimum, our scoping document is required to ask people what a Local Plan for the district should contain. We have gone a step further and have already started to work on a list of key priorities and measurable outcomes that will lead the plan and be used to monitor the plan's performance each year from its adoption. These are required by the plan making regulations, and we are seeking views from stakeholders to inform their ongoing development in future iterations of the plan. Our draft priorities are:

- Match growth with infrastructure
- Deliver high value jobs
- Deliver affordable homes
- Prevent urban sprawl
- Sustainable transport options
- Support the rural economy
- Tackle climate change
- More community spaces
- Connect green spaces
- Enhanced sports facilities
- Safeguard rural services
- Revitalise high streets

We have started developing a series of measurable outcomes, which will help deliver the Local Plan 2046's vision. Our draft measurable outcomes have been set out below – for further context regarding any of these issues, please refer to the main [Scoping Consultation Document](#):

1. We will deliver a minimum of 15,380 homes and 7 Gypsy and Travellers pitches by 2046, with associated infrastructure delivered in a timely manner and to a high standard
2. We will deliver 45 ha of new employment land in the District, creating a more diverse and prosperous economy, supporting new and emerging sectors, improving the range of job opportunities for residents, and reducing levels of out commuting
3. We will support the regeneration of Lichfield City Centre and Burntwood Town Centre by delivering new mixed use development schemes, public realm and connectivity improvements
4. We will maintain the openness and physical separation between our rural settlements, preventing them from merging and protecting their unique identities..
5. We will have delivered new and improved infrastructure in line with our Infrastructure Delivery Plan.
6. We will support in improving the water quality of the District's rivers and watercourses and ensure that the majority are assessed as 'good' or better in the future
7. We will reduce the number of listed buildings across the District that are currently on the 'At Risk' register
8. We will expand and improve the District's green infrastructure networks, alongside improved tree canopy cover, and connecting heathland habitats between Cannock Chase and Sutton Park
9. We will increase the number of people who commute to work via more sustainable modes of transportation, including walking and cycling modes, by 2046

Previous plan making work in the past had explored options for distributing development growth, including identifying areas within the district where large amount of growth could be potentially accommodated, such as in the form of 'new settlements' and new employment locations.

The Scoping Consultation is not identifying any specific site options at this stage but instead sets out our proposed approach in determining a spatial strategy. The spatial strategy sets out where different types of development will occur across the district over a 20 year period as well as any areas that will be protected. This will influence the specific development sites that are taken forward.

Work is currently underway in developing the evidence base to support options for the spatial strategy, first understanding how much growth can be accommodated on previously developed land or ‘brownfield sites’ within the district. We also need to consider the possibility of delivering new settlements in the district, as it is likely there is not enough brownfield land to meet our long term development needs which are set by national government. This work will form vital parts of the Plan’s evidence base and will be available to view on our evidence base webpage when it becomes available.

### **How will ongoing local government reorganisation affect the preparation of the Local Plan?**

The government has been clear that plan making should be prioritised and not be unnecessarily delayed by any ongoing local government reorganisation (LGR). The government is expected to publish further guidance and policy, in the near future to ensure that plan making in areas which are subject to LGR can transition smoothly into future administrative structures.

In the meantime we will continue to work co-operatively with our neighbouring local planning authorities to ensure that any planning issues and potential impacts of new development and growth are considered early and that opportunities to undertake joint working, such as in the production of key evidence, are explored.

### **What is the Evidence Base?**

Local plans must be based upon, and supported by evidence. This evidence will inform the decisions which the Local Plan ultimately will need to make.

We have an extensive [evidence base](#) which will continue to be updated as we progress our new local plan. A full list of our evidence and the program for updates is provided in the Scoping Consultation Document.

### **What is the Call for Sites?**

Before we can start preparing the new Local Plan, we must have a clear understanding of the potential development sites that are available in the district. The ‘Call for Sites’ is a separate consultation which is seeking submissions of potential development sites for consideration at the next stage of plan making.

The Call for Sites process will provide clarification on the possible options for growth in the district. Until we have this information it’s not clear what detailed options are available, so we are strongly encouraging landowners, developers and anyone else with land interest in the district to put forward options for sites to support a variety of land uses, including housing, employment development, commercial and retailing uses, open space, cultural and community uses, and infrastructure provision.

The Call for Sites consultation runs from **7<sup>th</sup> September to 30<sup>th</sup> November 2026**. For more information on the Call for Sites and how to submit a site for consideration, please follow this link – <https://lichfielddc-consult.objective.co.uk/kse/>

### **How can I get involved and stay engaged in the Local Plan process?**

The Scoping Consultation is seeking your views on what you think the key issues facing the district are and how you think we might best address these. It includes approximately 16 consultation questions which are designed so that you can provide your views on the key issues and how these might be addressed. The full list of questions are as follows:

#### **Scoping Consultation Questions – Local Plan 2046**

1. What do you think are the most important priorities for the Local Plan?
2. Do you agree with the draft measurable outcomes that we have identified for the Local Plan so far? If not, how should we change these?
3. Do you have any comments on the approach to the Spatial Strategy? What options for growth should we be exploring and where?
4. What housing topics, issues or opportunities should the local plan address?
5. What economy topics, issues or opportunities should the local plan address?
6. What options should we explore to meet the needs of Gypsies and Travellers?
7. Do you agree with our proposed approach to climate change in the Local Plan?
8. Do you agree with our proposed approach to design in the Local Plan? Which option do you support?
9. Do you agree with our proposed approach to heritage in the Local Plan?
10. Do you agree with our proposed approach to healthy communities in the Local Plan?
11. Do you agree with our proposed approach to natural environment in the Local Plan?
12. Do you agree with our proposed approach to Green Belt in the Local Plan?
13. Do you agree with our proposed approach to transport in the Local Plan?
14. Do you agree with our proposed approach to infrastructure in the Local Plan?
15. What other topics, issues or opportunities should the local plan address?

16. Is the list of evidence appropriate? Do you agree with the program for updating evidence?

You can help shape the future of Lichfield District by getting involved with the Local Plan 2046 and providing your feedback on the Scoping Consultation Document and Draft Engagement Strategy.

The Scoping Consultation is running between **7<sup>th</sup> September and 5<sup>th</sup> October 2026**. All comments must be submitted to be considered. More information about the consultation and the Local Plan 2046 is available on our website at: [Developing our new local plan](#)

You can view the consultation, make comments and register for alerts on all future consultations using our dedicated consultation portal at: [Consultation Home - Keystone](#)

If you wish to submit a site for consideration, please see our separate Call For Sites consultation using the same link above.