"Planning a positive future for us all"

Lichfield District Core Strategy

Issues & Options

December 2007

Lichfield district council
www.lichfielddc.gov.uk

ldf

Seeking Your Views

The purpose of this consultation is to seek broad consensus on the need for and direction of future development across the District. We would like your views and suggestions on the issues we have identified to address in the Plan and following from this our suggested draft vision for the Plan and Spatial Objectives.

We would also like to know your views on the broad development options we have put forward in this document and your suggestions for other issues and options we may have missed. We are in the very early stages of producing this document and no decisions have yet been made about the future development of the District. These will be made after this consultation and will be put forward as 'Preferred Options' for further consultation in April 2008.

Come and visit the Development Plans Team at one of the following venues to find out more and share your views:

Location	Venue	Date	Time
Fazeley	Town Hall	Friday 7th Dec	3.30-7.30pm
Burntwood	Library	Saturday 8th Dec	10.00-2.00pm
Fradley	Village Hall	Wednesday 12th Dec	3.00-7.15pm
Shenstone	Village Hall	Friday 14th Dec	3.30-7.30pm
Lichfield	Guildhall	Saturday 15th Dec	10.00-2.00pm
Harlaston	Village Hall	Monday 17th Dec	3.30-7.30pm
Armitage	Village Hall	Tuesday 18th Dec	3.30-7.30pm
Whittington	Thomas Spencer Hall	Wednesday 19th Dec	4.00-7.30pm
Alrewas	Village Hall	Thursday 20th Dec	3.30-7.30pm

Table 1 Exhibition Venues

How to comment:

Copies of the document are available for inspection at the following offices during normal office hours:

- District Council Offices, Frog Lane, Lichfield, Staffs, WS13 6YZ (08.45 – 17.15 Monday – Friday)
- Burntwood Local Office, Burntwood Library, Sankey's Corner, Burntwood, Staffordshire WS7 2BX (Monday, Tuesday, Wednesday & Friday 09.30 - 16.00, Thursday 09.30 - 13.30)
- Old Mining College Centre, Queen Street, Chasetown, Burntwood, Staffordshire WS7 8QH

And at the following libraries

- Lichfield Library, The Friary, Lichfield, Staffs WS13 6QG (Monday, Wednesday, Friday 09.00 – 17.00, Tuesday, Thursday 09.00 – 19.00 & Saturday 09.00 – 16.00)

- Burntwood Library, Sankeys Corner, Bridge Cross Road, Burntwood, WS7 2BX (Monday & Wednesday 09.00 – 17.00, Tuesday & Friday 09.00 – 20.00, Thursday 09.00 – 13.00 & Saturday 09.30 – 16.00)
- Shenstone Library, Main Street, Shenstone, WS14 0NF (Tuesday & Friday 09.00-13.30/14.30 – 19.00 & Saturday 09.30 – 13.00)
- Brereton Library, Main Road, Brereton, Rugeley, WS15 1DY (Monday, Tuesday & Thursday 09.30 – 13.00/14.00 – 17.00, Friday 14.00 – 19.00 & Saturday 09.30 – 13.00)
- Burton Library, Riverside, High Street, Burton-upon-Trent, DE14 1AH (Monday, Wednesday, Friday 09.00 – 18.00, Tuesday 10.00 – 18.00, Thursday 09.00 – 20.00 & Saturday 09.00 – 16.30)
- Brownhills Library, Brickiln Street, BrownhillsWS8 6AU (Tuesday, Wednesday, Friday 09.30 – 19.00, Monday 10.00 – 19.00 & Saturday 09.30-16.00)
- Tamworth Library, Corporation Street, Tamworth, Staffs, B79 7DN (Monday & Tuesday 08.30 – 20.00, Wednesday & Friday 08.30 – 18.00, Thursday 10.00 – 18.00 & Saturday 09.00 – 16.00)
- Mobile Library (services operated from Lichfield – two vehicles)

Why not use our new online consultation system (Limehouse) to submit your views. It's quick and easy and you also get other benefits. Using the system you can read the draft document and comment on each section in turn. You can also view what other people have said. Not only that, you can sign up for email alerts which will notify you when new documents are published online.

To view the documents and to submit your comments though our consultation centre please visit:

www.lichfielddc.gov.uk/newldf

NOTE: To submit your comments online you will need to register with "Limehouse", our online consultation server. I can assure you that your details will only be stored in relation to the Lichfield Local Development Framework. By registering you can automatically receive updates of our LDF documents and can edit your consultation response before submitting.

What to do if you would prefer to send your views by letter or email

You can write to the Council care of: Development Plans and Implementation Manager, FREEPOST WV370, Development Services, Lichfield, Staffordshire, WS13 6BR. Or you can email the team at developmentplans@lichfielddc.gov.uk

Deadline for your views

We look forward to receiving your comments by **no later than Thursday 17th January 2008.** These will then be considered by the District Council.

For further information about the LDF or consultation process please contact the Development Plans Team on 01543 308190/1/2/6 or via email at:

developmentplans@lichfielddc.gov.uk

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1 Introduction

1.1 Planning has a key role to play in supporting and driving development as well as protecting the environment and meeting environmental, social and economic goals. It helps to achieve sustainable development and create more sustainable communities.

1.2 A Core Strategy is a Development Plan Document (DPD): a required component of the Local Development Framework (LDF). Essentially, it is a development strategy, prepared in the context of national and regional policy guidance, that provides locally determined policy solutions to issues of local relevance and importance. The Core Strategy sets the context for local policies in all subsequent Local Development Documents (LDDs) which will comprise the LDF. The Core Strategy will be visionary and will contain deliverable spatial policies that are responsive to likely changes, flexible and sufficiently robust to withstand unforeseen events.

1.3 The aim of this Issues and Options paper is to formally start the debate about the headline planning issues facing Lichfield District and to suggest possible ways, or options, for dealing with the issues. This paper is the first formal step towards producing a Core Strategy for Lichfield District covering the period up to the year 2026.

1.4 As part of this, we have outlined the issues we face locally, from high house prices, to a lack of well paid local jobs. We've also outlined what we know local people want us to deliver in Burntwood, Lichfield and the rural areas, from new leisure facilities, to attracting better shops, to building more affordable homes.

1.5 We've also created a set of options which simply give different ways we could address the issues we've highlighted, and achieve the things we want for our District.

1.6 We need you to give us your views on which options you think are the best for the District.

2 Purpose & Scope of a Core Strategy

What is the Local Development Framework

2.1   Some of the Local Development Documents in the LDF, including the Core Strategy, are known as Development Plan Documents (DPDs) because they are part of the statutory Development Plan setting out the Local Planning Authority's policies and proposals for the development and use of land and buildings in the Authority's area. Decisions on planning applications are required to be made in accordance with particular policies in the Development Plan unless material considerations indicate otherwise. The material considerations could include national planning policy or significant local issues that have arisen since the Development Plan was prepared.

2.2   The statutory Development Plan for Lichfield District presently consists of:

● the saved polices of the Local Plan, adopted in June 1998;
● the saved policies of the Staffordshire and Stoke on Trent Structure Plan, adopted in February 2002;
● the saved policies of Staffordshire County Council's Minerals and Waste Local Plans, adopted in December 1999 and February 2003 respectively;
● Regional Planning Guidance for the West Midlands (RPG11) since it became the **Regional Spatial Strategy** in 2004.

2.3   The Local Development Framework, once adopted, will become part of the Development Plan for Lichfield District and will comprise of a series of Local Development Documents and Supplementary Planning Documents. All of these will need to be consistent, in their policies and proposals, with an overarching Core Strategy.

2.4   This Core Strategy paper sets out initial drafts of a vision, spatial strategy and policies for Council consideration and consultation purposes. It also discusses where there are issues to be resolved and options or choices that need to be made in the Core Strategy.

What is the purpose of the Core Strategy?

2.5   The Core Strategy is the key LDF document. It is a strategic District-wide plan which will guide the way Lichfield District develops in the future. This will influence the physical environment, the way people live and work and will help deliver the needs of the District's residents, employers, retailers and visitors.

2.6   It will set out what the District Council would like to achieve in Lichfield, Burntwood and the rural areas. It will broadly set out what type of development is required in the District up to 2026, how much and where. The Core Strategy will provide the framework for future LDF documents which will then detail plan policies and specific sites for development in the District.

2.7   It is important that those with an interest in development in the District are involved in the Core Strategy production process at this early stage to provide input into matters such as the Council's approach to housing, employment and retail development as the document evolves.

What is the scope of the Core Strategy?

2.8   The final Core Strategy will include:

- **A Spatial Vision** – painting a picture of Lichfield District in 2026.
- **Strategic Objectives** – stating how the Spatial Vision will be achieved.
- **Development Strategy** – setting out how different parts of the District should develop.
- **Core Policies** – setting out the basic principles for development. Examples of subject areas likely to be covered by the Core Policies are Sustainable Development, Environment, Employment, Housing, Town Centres, and Recreation.
- **A Monitoring & Implementation Framework** – so that regular checks can be made to ensure that the Core Strategy policies and proposals are being delivered. The effectiveness of policies will be considered in an Annual Monitoring Report.

How do we produce a Core Strategy?

2.9   The key stages in the preparation of a Core Strategy are:

- Pre-production – the evidence gathering stage
- Issues & Options – the participation stage
- Preferred Options – the consultation stage
- Submission – the draft plan stage
- Adoption – the final stage

Figure 2.1 Key stages in the Preparation of the Core Strategy

2.10   This Issues and Options report is the first formal stage in preparing a Core Strategy. The key issues for Lichfield District have been identified together with potential options for addressing each one.

2.11 In August and September of this year an initial Core Strategy Issues consultation was undertaken with all consultees on our database including all key stakeholders. This helped to identify current issues in the District and the aspirations of the local community.

2.12 We need your help now to consider these locally important issues, identify any additional issues and to promote relevant options for addressing the matters raised that are both reasonable and realistic. The options taken forward into the next stage of the process should aim to resolve important issues based on the principles of sustainable development. The programme for plan preparation is shown below:

Stage	Programmed Events	Timetable/Milestone
1	Pre-production (evidence gathering)	March 2007 onwards
2	Draft Scoping Report for the Core Strategy Consultation	June – July 2007
2	Issues & Options Consultation	Dec 2007 – Jan 2008
3	Preferred Options Consultation	April – June 2008
3	Sustainability Appraisal Consultation	April – June 2008
4	Submission of Draft Core Strategy	December 2008
4	Pre-Examination Meeting	May 2009
4	Commencement of Examination	July 2009
5	Adoption & Publication	January 2010

Table 2.1 Core Strategy Programmed Events

3 Planning Policy Context

3.1 The Core Strategy is required to be consistent with national planning policy and in general conformity with the Regional Spatial Strategy and have regard to any other relevant plans, policies and strategies relating to the area or to adjoining areas, in particular the Sustainable Community Strategy. It will also be the purpose of the Core Strategy to provide local distinctiveness and show the proposals of these other plans and strategies in relation to Lichfield District. This section sets out the main policy issues and requirements which are considered most relevant to the Core Strategy.

National Policy

3.2 National legislation on LDFs is set out in the Planning and Compulsory Purchase Act 2004, and the planning documents that district councils need to prepare are governed by this Act and set out in a document known as the Town and Country Planning (Local Development) (England) Regulations 2004 and Planning Policy Statement 12.

3.3 Guidance on specific subjects such as employment, housing, retail and leisure are contained within national guidance documents known as either Planning Policy Statements (PPS) or Planning Policy Guidance (PPG). This guidance sets out issues such as the importance of re-using brownfield or previously developed land, delivering adequate and suitable housing, protecting green belts, types of open space, and broad locations for shopping.

3.4 National planning policy promotes the principles of 'sustainable development' which must be treated in an integral way within Local Development Frameworks, in particular the interrelationship between social inclusion, protecting and enhancing the environment, prudent use of natural resources and economic development.

Regional Policy

West Midlands Regional Spatial Strategy (RPG11)

3.5 Regional policy is set out in the Regional Spatial Strategy (RSS), which is currently RPG11 (Regional Planning Guidance for the West Midlands). This was published in June 2004 and is part of the statutory Development Plan for the District guiding the preparation of the LDF. At that time, the Secretary of State supported the principles of the Strategy but suggested several issues that needed to be developed further. A revision process is therefore being undertaken in three phases.

3.6 Current RSS policy seeks to enable all parts of the Region to sustainably meet their own needs in a mutually supportive way. Whilst it seeks to focus major development and investment into the Major Urban Areas, such as Birmingham and the Black Country, it also recognises the need for other parts of the Region, particularly the main towns and villages, to build on their locational strengths, environmental qualities, regeneration opportunities and the linkages with their local hinterlands to develop their own distinctive roles and character.

West Midlands Regional Spatial Strategy (Phase 2 Revision)

3.7 The Phase 2 Revision which is currently underway does not change the vision, principles and objectives of the existing Regional Spatial Strategy (RSS). The aims of achieving urban and rural renaissance therefore continue to apply. However, the Spatial Options do include some key differences in the balance of development across the Region which will be fundamental to the Lichfield District Core Strategy.

3.8 One of the principal aims of the WMRSS Revision will be to set out housing figures for each Local Planning Authority up to 2026 which will in turn determine the scale of dwelling provision LDF's will need to meet. Three levels of housing growth for the Region were originally put forward for consideration in the RSS Spatial Options - January 2007 , each based on a different approach with the balance between development in Major Urban Areas (MUAs) and other areas being different under each option.

3.9 For Lichfield District the 3 options originally proposed a range of between 6,500 and 16,000 dwellings for the District between 2001 and 2026. In October 2006, following consultation, the Regional Assembly published its 'Preferred Option' which equates to 8,000 dwellings to be provided within Lichfield District between 2006 and 2026. In 2006/7 there were 304 completions in the District and there remains a committed supply of some 2,242 dwellings. This would mean a net remaining requirement of 5,454 additional dwellings to deliver to 2026 taking into account completions since April 2006 and current outstanding planning permissions. This is equivalent to a development rate of 400 dwellings per annum which is slightly lower when compared to recent rates of development.

3.10 The revision to the WMRSS also seeks to make stronger links between housing distribution and employment land provision. In order to address future employment land requirements, the Preferred Options document puts forward a five-year "reservoir" approach aimed at quantifying future employment land requirements. The five-year reservoir is identified as 33 hectares for Lichfield District (which is significantly lower than our current committed supply) and is based on past trends and would act as a rolling reservoir. At any point in time during the WMRSS period (2001 – 2026) each district would need to demonstrate that there is a portfolio of readily available employment sites (i.e. sites with no major development constraints) which is the equivalent of the reservoir figure. Districts would also need to maintain a land bank of not readily available sites (i.e. land with development constraints) which could be brought forward through the plan period to top-up readily available supply. For Lichfield District, the WMRSS Phase 2 Preferred Option is suggesting a 5 year reservoir of 33 hectares and an additional requirement of 99 hectares giving a total requirement of 132 hectares of employment land between 2006 and 2026.

It is important to note that at the time of writing, the revision of the Regional Spatial Strategy has yet to be completed and that a number of important issues for the District, such as housing and employment figures, have not been finalised.

Other Regional Strategies

3.11 A variety of other regional policy documents have also been prepared or are under review which are relevant to the Core Strategy. Of particular note are the Regional Economic Strategy and the Regional Housing Strategy. The West Midlands Regional Economic Strategy, which has recently been reviewed by Advantage West Midlands, provides the framework for sustainable economic growth and will have connections with the WMRSS Spatial Options. The Regional Housing Strategy seeks to apply the principles of urban and rural renaissance, as set out in the Regional Spatial Strategy, to the Region's housing markets

and to guide decisions on housing investment in the Region, in order to tackle the immediate issues of decent homes and affordable homes. The ultimate purpose of the Strategy is to secure mixed and balanced sustainable communities in the West Midlands.

Local Policy

Lichfield District Local Plan

3.12   The Lichfield District Local Plan currently forms part of the Development Plan for the District. The Core Strategy and other Development Plan Documents will eventually supersede these policies.

Sustainable Community Strategy for Staffordshire (Shaping the future of Staffordshire 2006-21)

3.13   The revised Strategy focuses on five priorities which are important to the local community and are shared nationally with the Government:

- Improving the quality of life for children and young people;
- Creating healthier communities and giving older people greater control over their own lives;
- Developing safer and stronger communities;
- Facilitating the growth of the local economy and encouraging enterprise for the benefit of individuals, employers and communities;
- Sustaining communities through improved transport, enhancing the local environment, reducing waste and providing sustainable local development.

Sustainable Community Strategy for Lichfield District

3.14   The Sustainable Community Strategy sets a long-term vision and plan for bringing about a sustainable improvement in the social, economic and environmental conditions of Lichfield District. It brings together the needs, interests and aspirations of the community of Lichfield District and is based around 5 strands:

- Sustainable Communities
- Children and Young People
- Safer and Stronger Communities
- Healthier Communities and Older People
- Economic Development and Enterprise.

3.15   The LDF will provide one of the primary means of delivering the spatial elements of this Sustainable Community Strategy.

3.16   The key priorities of the Sustainable Community Strategy (2006 – 2021) are:

- To champion the principles of sustainable development throughout the District
- To recognise and focus on the needs of particular communities or neighbourhoods
- To provide more affordable housing and prevent homelessness
- Being healthy
- Staying safe
- Enjoying and achieving
- Making a positive contribution to society

- Economic well being
- To improve everybody's health, particularly those whose health is the poorest
- To improve the quality of life and independence of older people
- To reduce crime and the fear of crime and anti-social behaviour
- To have cleaner and greener public spaces
- To empower local people to participate in local decision making
- To increase the capacity and role of the Voluntary and Community Sector in the delivery of public services
- To improve the quality of life for people in the most disadvantaged neighbourhoods and improve the responsiveness of service providers

Strategic Plan

3.17 The District Council itself has a [Strategic Plan](#) which pulls together our existing challenges and commitments, sets out what we know about local, regional and national priorities and considers what we have achieved so that we are clear where we should be concentrating our efforts for the next four years.

3.18 **Our Purpose:** We're committed to enhancing the general quality of life of the people who live in, work in and visit the District through the promotion and improvement of **economic, social** and **environmental wellbeing**. This means that **sustainable development** must be at the heart of everything we do.

3.19 **Our Ambition for the District:** We want to create a **sustainable, clean and safe environment** with a **thriving economy** where businesses prosper and our residents have access to local job opportunities, in communities where people want to live, work or visit.

3.20 We want to be a **good place to live**, with quality housing which meets needs while pursuing a **better quality of life**, where leisure and cultural activities that enhance health and lifelong learning are available to all.

3.21 We believe that the best way of working is through **joint effort** in partnership, working with local people and organisations to meet community needs.

3.22 The Council's Strategic Plan is currently in the process of being reviewed to cover the period to 2012. Priorities will be reviewed as part of this process but the aim will be to build upon what has been achieved to date and set out the key aspirations of the Council for Lichfield District.   These priorities are reviewed on a regular basis. The current Strategic Plan sets out the following priorities relevant to the LDF:

- Progress the Work on our Two Urban Centres
- Improving the Quality of Life in our Villages
- Tackling Deprivation and Reducing Health Inequalities
- Balancing our Housing Market
- Involving the Community in Setting the District Agenda
- Shaping the Growth of our District
- Feeling Safe in Lichfield District
- Enhancing Community Leadership

3.23 The new Strategic Plan will consider efforts in the areas of the Climate Change Agenda; Social Exclusion; Crime & Anti Social Behaviour, and Equal Access to Services and Facilities.

4 Sustainability Appraisal (SA)

4.1   All local authorities are required to undertake a Sustainability Appraisal of their Development Plan Documents. A Sustainability Working Group has been set up to consider all options against the sustainability framework objectives and criteria set out in the Scoping Report. This Sustainability Appraisal will be integral to the formulation of our preferred strategy leading to policies and proposals.

4.2   A Sustainability Appraisal Scoping Report for the Core Strategy has been produced following consultation in 2007. This forms the key document in the first stage of the SA. The Scoping Report helps to set the context of all subsequent DPDs and SPDs, define their objectives, establish the baseline, and decide upon the scope and level of detail required of the subsequent SA to ensure that sustainability concerns will be taken into account throughout the production of the document. Also developed within this is a SA framework which is central to the SA process. The Sustainability Appraisal Scoping Report will be updated as new plans and programmes emerge and new Government guidance is published.   A copy of the Scoping Report can be viewed on the Council's website.

4.3   In addition to the Sustainability Appraisal there is now a need to undertake "Appropriate Assessment" of all Local Development Documents. This relates to Articles 6(3) and (4) of the Habitats Directive (Directive 92/43/EEC) and is concerned with assessing the likely significant effects of land use plans on European nature conservation sites. This process has been incorporated into the Sustainability Appraisal process.

5 Evidence Base

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

5.2 The evidence base will inform the various components of the LDF and will itself be tested at examination. Lichfield District Council has undertaken a number of studies and assessments and has a programme for further documents which will contribute towards our evidence base and underpin any policies or proposals. We will continue to add to and refresh the evidence base as the Core Strategy develops.

5.3 The evidence base for the Core Strategy will comprise of the following:

- Strategic Housing Land Availability Assessment – an assessment of available sites for housing development within the District which is currently being undertaken by Lichfield District Council (due Feb 2008)
- Strategic Housing Market Assessment – currently being undertaken jointly with Birmingham City and the boroughs of Tamworth and Solihull (due Jan 2008)
- Strategic Flood Risk Assessment – currently being undertaken with other local authorities within Staffordshire (due Jan 2008)
- Employment Land Review – currently being undertaken by Lichfield District Council (published Dec 2007)
- Playing Pitch Assessment (published Dec 2006)
- Open Space Assessment (published Dec 2007)
- Indoor Sports Assessment (published Dec 2007)
- Play Strategy 2007-12 (published Sept 2007)
- Background Retail Review (published April 2007)
- Evidence on Retail Matters for LDF Core Strategy (published April 2007)
- Gypsy & Traveller Needs Assessment – currently being undertaken jointly with other Local Authorities within the A5 Corridor (due Jan 2008)
- Rural Settlement Sustainability Assessment (published Oct 2007)
- Strategic Landscape & Biodiversity Assessment (due Dec 2007)
- Monitoring of land uses and development.
- A sustainability appraisal scoping report to inform future sustainability appraisals of Local Development Documents.
- An Annual Monitoring Report to assess performance of the LDF (2007 AMR due December 2007).

6 A Portrait of Lichfield District - The Current Position

6.1 Lichfield District is an attractive semi-rural area located to the north of the West Midlands conurbation in South East Staffordshire. It covers an area of 33,130 hectares and has a population of around 95,500, (2005 estimates) with approximately 40,200 households. The population is characterised by a relatively high number of older people and the 2001 Census indicated almost 22% of the population was aged over 60. There are two main urban areas: the City of Lichfield and the town of Burntwood, both with a population of around 30,000. There is also a large rural area, particularly to the north and east with many villages of significant character and several high quality, contrasting rural landscapes. Green Belt covers over half the District; this generally includes the area between the West Coast Mainline, which runs from the south-east to the north-west across the District and the edge of the West Midlands Conurbation.
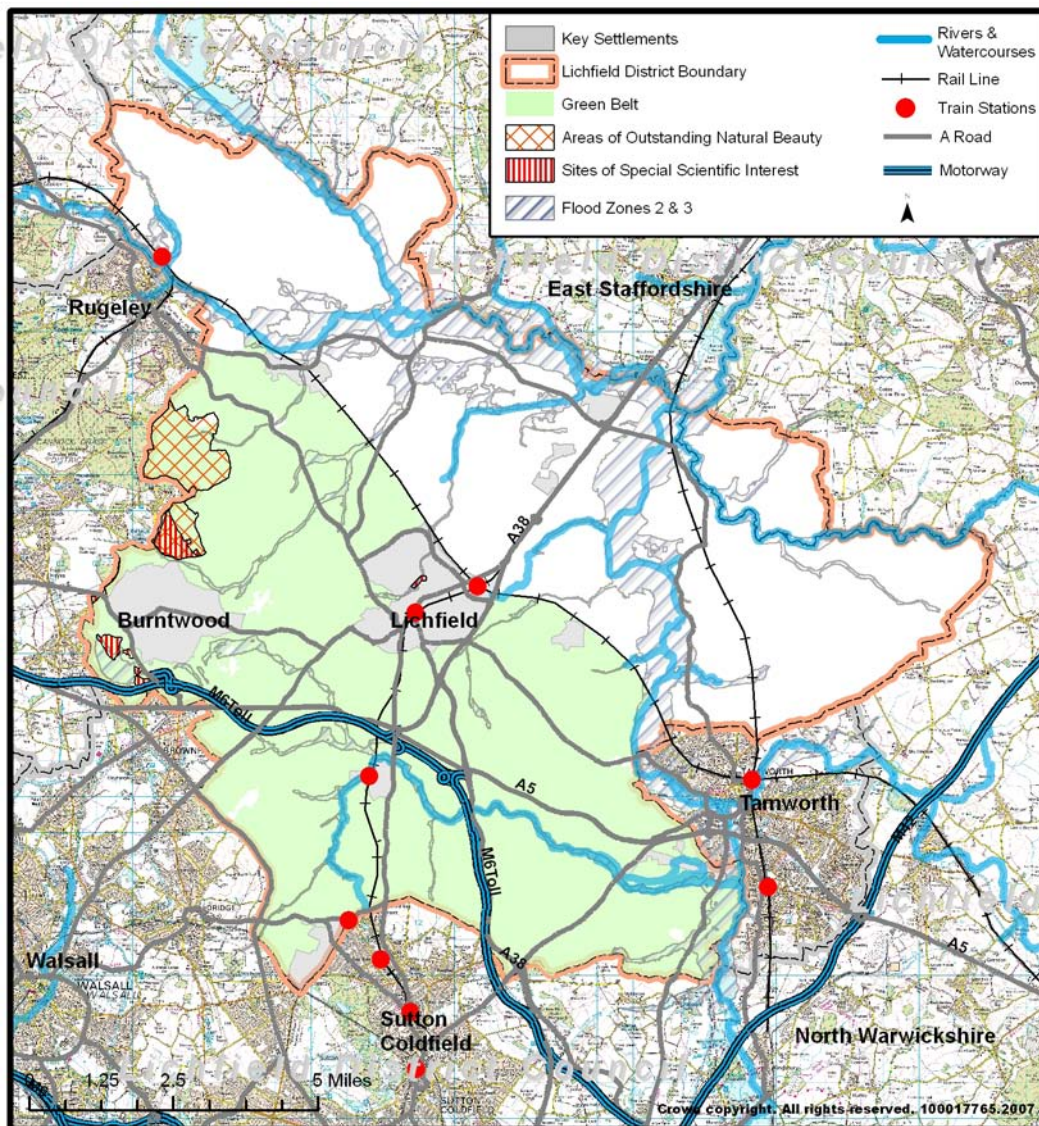
Figure 6.1 Key Spatial Diagram

6.2 Lichfield District has a well developed transport infrastructure with good highway links to the rest of the Region and beyond. The M6 Toll helps to provide a fast road link between the South East and North West and has increased the profile of the area for business

investment. The A38 and the A5 are the other main arterial roads running through the District, providing quick routes to Birmingham and the M1 North and the M6 and M1 South respectively. There are also frequent trains to Birmingham from Lichfield and the West Coast Main Line also runs through the District stopping at Lichfield Trent Valley. It is currently undergoing track widening which will improve the speed and efficiency of train services.

6.3   Unemployment is relatively low in the district with only 2.5% of the population being classed as unemployed[i]. For those in employment, the average local wage for a person living in the District is £24,788[ii]. This figure masks the fact that many of the locally based jobs are low to middle income jobs, with a high proportion being below the average wage level, whereas a number of the higher paid jobs are based in the West Midlands conurbation.

6.4   Lichfield District is a growing district with good quality residential development throughout, excellent communications to all parts of the West Midlands, Birmingham and the Black Country. Tourism is a key industry and the Council is keen to preserve the clean and safe environment that makes Lichfield an attractive place to live, work and visit.

6.5   Lichfield District is relatively prosperous, ranking 260th out of 354 local authorities in the National Indices of Deprivation in 2000, where the rank of 1 indicates the most deprived in Britain. In 2004, the classifications changed and are now broken down into seven different deprivation domains[iii] which are combined to produce a single overall deprivation score. In overall terms, Lichfield is not characterised by high levels of deprivation, ranking 259th out of 348 local authorities in 2004[iv], however local pockets of severe deprivation do exist, located primarily in the urban areas of Lichfield City, Burntwood and parts of Fazeley. Two Super Output areas[v], located in the Chasetown and Chadsmead wards, ranked overall within the top 30% most deprived in England and nine ranked in the most 50% deprived. As in 2000, parts of Lichfield and Burntwood were amongst the most deprived 20% of wards for education, skills, training, poor health and low incomes. Six more rural wards of the District, Colton and Ridwares, Kings Bromley, Mease and Tame, Bourne Vale, Longdon and Alrewas and Fradley wards contained Super Output areas within the top 20% nationally for barriers preventing access to housing, local services and amenities (shops, post offices etc.)
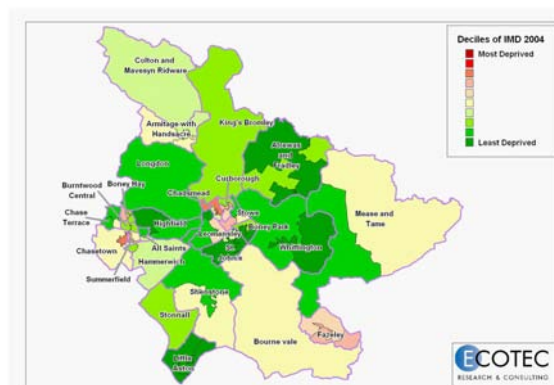

Figure 6.2 Levels of Deprivation in Lichfield District

i   Source: Census 2001
ii   Source: The Annual Survey for Hourly Earnings (ASHE) 2005
iii   The seven indices are: employment deprivation, income deprivation, health and disability, education, skills and training, barriers to housing and services, living environment and crime
iv   Using an average score which is the population weighted average of combined scores for all SOAs in Lichfield
v   Super Output Areas are areas of between 1000 and 5000 people

7 Issues

What are the Issues that face Lichfield District to 2026?

7.1   In developing a plan to guide change in Lichfield District to 2026 there are a number of challenges. Some of these challenges have been identified from our research to date whilst others have been identified through the Issues consultation undertaken in August this year.

Issue 1

Meeting the Strategic Housing & Employment Requirements (including cross boundary issues).

Issue 2

Tackling the causes and effects of climate change.

Issue 3

Responding to the changes in demographics. (The population is characterised by a relatively high number of older people and the 2001 Census indicated almost 22% of the population was aged over 60. This population of Lichfield District will continue to get older raising issues of health, transport and service provision)

Issue 4

A choice of means of transport. (Public transport is focused on Lichfield and Burntwood, although internal bus services do not reach all parts of the urban areas. Some villages have infrequent and poorly connecting bus services. Is there potential to improve rail facilities, particularly serving the cross-city line?).

Issue 5

Lack of affordable / specialist housing. (Affordability is an issue across the District, although there is some variation in house prices. Past surveys have shown particular demand for affordable housing in Lichfield and Burntwood, but there is limited access to rural affordable housing).

Issue 6

Making Lichfield District a more attractive place for business to locate and invest.

Issue 7

High proportions of local people commute by car to work. (As well as unattractiveness or unavailability of public transport there are relatively few jobs in Burntwood compared to workers and a need for a wider choice of jobs in Lichfield, to reduce the need to commute).

Issue 8

Protecting Lichfield District's historic environment. (Especially the historic core of Lichfield, but also the 23 other Conservation Areas including many of our villages).

Issue 9

Promoting active and healthy lifestyles. (Improving access to open spaces and links to the countryside will help, but there is a need to improve the quality of open spaces, sports and play and facilities, particularly in parts of Burntwood and Lichfield and to get better access to indoor sports facilities).

Issue 10

Protecting and promoting the natural environment. (A need for better green networks in Burntwood and Lichfield, to maintain the quality and tranquility of our corner of Cannock Chase Area of Outstanding Natural Beauty and to continue partnership projects such as the Forest of Mercia).

Issue 11

Tackling pockets of deprivation. (Local pockets of deprivation exist located primarily in the urban areas of Lichfield City, Burntwood and parts of Fazeley based on education, skills, training, poor health and low incomes. Six more rural wards of the District, Colton and Ridwares, Kings Bromley, Mease and Tame, Bourne Vale, Longdon and Alrewas and Fradley wards contained barriers to housing and services because of a poor provision of housing, local services and amenities).

7.2 In addition, a number of location specific issues have been identified through the Issues Consultation undertaken in August of this year:

Burntwood Issues

- Need for facilities to complement planned improvements to the town centre including scale, nature and direction of growth
- Not enough local jobs for local people and high levels of out-commuting
- Insufficient facilities for young people
- Chasewater is enjoyed by many for leisure opportunities but it is not achieving its full potential. Access is poor.
- Suffers from a negative image and has areas in need of environmental improvement

Lichfield City Issues

- Protection of the character of Lichfield City from large scale development pressure.
- Lichfield Southern Bypass remains incomplete.
- Lichfield City is a popular destination for day visitors but there is a desire to encourage longer stays.
- Lichfield City's role as a strategic centre in terms of services, facilities, retail and employment.
- Transport movement and accessibility.

Rural Area Issues

- Declining number of rural key services and facilities, including shops, post offices, doctors, village halls and public houses.
- Many areas are not well served by public transport providing poor access to services and facilities.
- Affordable rural housing supply does not meet demand.
- Role of rural settlements in contributing towards strategic requirements.

Question 1

Have we identified the main issues facing the District?

Question 2

Are there other issues that you think need to be explored further or addressed through the Core Strategy?

Question 3

Which do you consider to be the three most important issues that the Core Strategy should seek to address?

8 How do you see Lichfield District in 2026?

8.1 Lichfield District Strategic Partnership (LDSP) has been established to develop a Sustainable Community Strategy for the District. The LDSP want to create a clean and safe, sustainable environment with a thriving economy where businesses prosper and our residents have access to local job opportunities, in communities where people want to live, work or visit. We want to be a good place to live, with high quality housing which meets local needs, and with a good quality of life, where leisure and cultural activities are available to all, enhancing health and lifelong learning.

8.2 The vision of the Strategic Partnership is:-

Vision

"To continuously improve the quality of life for people, both now and in future generations, who live in, work in, and visit Lichfield District."

8.3 The Lichfield District Local Development Framework (LDF) will play a major part in helping to achieve these aspirations. Whilst the LDF is a statutory planning document that the District Council is responsible for preparing, local communities must be fully involved in its preparation. The LDF must express the spatial elements of the Sustainable Community Strategy.

8.4 The broad visions of both Lichfield District Council and Lichfield District Strategic Partnership have been considered in order to draft a specific vision for the LDF. The LDF vision will be used to inform the strategy, policies and proposals of all of the Local Development Documents that will make up the LDF. The LDF vision and policies must also take account of national and regional planning considerations, which impose certain obligations including, for example, the need for housing and employment growth.

Draft Core Strategy Vision

8.5 Lichfield District is an attractive destination and is subject to significant development pressures. Lichfield District will see significant change and development by 2026 but this will be planned and managed so that our neighbourhoods and communities will be sustainable, prosperous, safe and healthy but the quality of our environment and countryside will be maintained.

8.6 Growth in homes and jobs will have been matched by investment in infrastructure and those who live in, work in and visit our District will be able to enjoy access to a wider variety of facilities and high value, fulfilling jobs, based on enhanced skills, helping to improve prosperity in both Lichfield, Burntwood and the rural areas. Existing employment allocations at Fradley, Lichfield and Burntwood will be largely developed to provide a range of new jobs, with new office jobs being created principally in Lichfield.

8.7 Development will take place in a sustainable manner in line with an agreed spatial strategy, with a focus on sustainable construction methods helping residents improve their environmentally friendly way of life, contributing to a reduction in their carbon footprint. The District will be a leader on and innovator in tackling climate change, environmental performance and maintaining its green status. More balanced, mixed use communities with good service centres will create less need for out-commuting from the District.

8.8 Residents will live in high quality surroundings in accommodation they can afford and which meets their needs in a distinctive locality, whether part of the urban areas, village or countryside, that is more vibrant or more serene as appropriate and in an enhanced environment where assets are protected. Existing poorer quality residential environments in Burntwood, Lichfield, Fazeley and Armitage with Handsacre will have been improved to provide sustainable, safe and vibrant local communities.

8.9 Improvements to public transport serving both urban and rural communities and using information technology systems will result in less intrusion by car traffic. Walking and cycling infrastructure will be improved so that it becomes an easy first choice for shorter journeys and takes advantage of enhanced corridors suitable for biodiversity and wildlife movement. Both Lichfield and Burntwood will have improved urban public transport networks. Lichfield Southern Bypass will have been completed and there will be improved access to rail services including park and ride facilities on the Cross-City line.

8.10 Burntwood will be a more sustainable and self contained settlement with a range of services and an improved town centre to meet local needs for shopping, community services and facilities. The town will be promoted as an area of increased and more diverse economic activity, to include new retail, employment, recreational, health and educational resources, further assisting in the regeneration of the area and helping to meet the needs of the resident population of the town. It will be a focus for investment, including external funding and, where available, the Council's capital programme, which will concentrate on projects to improve the town's infrastructure and environmental quality. Burntwood will benefit from improved local public and sustainable transport links focused on the town centre and improved access to other urban areas. Chasewater will be of increased tourism importance and a place for local people to access the countryside and enjoy its biodiversity. It will lead on alternative renewable energy and green technologies.

8.11 Lichfield City will be a place which treasures its rich historic, cultural and architectural heritage, while embracing visionary new landmark developments serving all of our residents. The parks forming the green heart of the City will be improved providing a venue for play, leisure, events and activities. Lichfield will be the strategic focus for a wide range of services, shopping, cultural and leisure activities which will be accessible by the improvement in quality and quantity of sustainable routes into the City. Lichfield City Centre will be vibrant day and night, with increased City Centre living and an improved pedestrian environment. All of these factors will help Lichfield be an important regional tourist destination with the facilities to support an increase in tourism.

8.12 The rural areas of the District will contain prosperous rural village centres which are a focal point for local people to access facilities, services and for meeting local housing needs. They will be part of a working and tranquil countryside which remains unmistakably part of Staffordshire where the character of the landscape is enhanced.

8.13 An enhanced community transport network will enable easier access to key rural services and the towns, with a particular emphasis on connecting the clusters of smaller rural settlements in the east and north of the District.

8.14 The countryside will be more accessible as a recreational and biodiversity resource through a better connected footpath network and a greater level of informal rural recreation opportunities, particularly in the Tame and Trent Valleys through the Central Rivers Initiative, and by enhancing our canal network that connects urban and rural communities to the

countryside. There will be enhanced protection of and controlled access to the Cannock Chase Area of Outstanding Natural Beauty, that retains its landscape quality but also its tranquility.

Question 4

What are your views on this draft vision?

Question 5

Do you consider that it requires any amendments or additions?

What should we be aiming to achieve?

8.15   In order to achieve this vision, we have formulated draft strategic objectives which will develop, and are likely to become more locally distinctive, as the 'preferred options' are formulated:

Strategic Objectives

Objective 1

To create a District where development helps to mitigate the adverse effects of climate change, utilises resources efficiently and promotes renewable energy and green technologies.

Objective 2

To meet the overall development requirements for the District, consistent with the Regional Spatial Strategy.

Objective 3

To focus residential, employment and town centre facilities into high quality developments within the most sustainable locations whilst protecting the quality and character of existing residential environments.

Objective 4

To reduce the difficulties local people have in securing housing within the District that meets their needs, taking into account affordability, special needs and the creation of a balanced housing market.

Objective 5

To ensure that new housing proposals make adequate provision for transport, education, health, open space and social and community facilities.

Objective 6

To ensure that jobs are created within the District that contribute to meeting the identified needs of local people through their type and location.

Objective 7

To ensure an appropriate level of provision and to improve the quality of outdoor and indoor leisure facilities available to residents, by working towards meeting recognised standards for the quantity, quality and accessibility of provision.

Objective 8

To reduce the need for people to travel whilst increasing the opportunities for travel using sustainable forms of transport, through securing improvements to public transport infrastructure and facilities to promote walking and cycling.

Objective 9

To improve our town centres to provide better local opportunities for shopping, leisure, culture and improved accessibility, by providing a wider range of facilities within Lichfield City and through creation of an enlarged town centre at Burntwood.

Objective 10

To protect the quality of the countryside and the villages it contains from inappropriate development whilst still allowing identified development needs arising in these areas to be met.

Objective 11

To ensure that rural settlements contain an adequate, or where necessary, improved range of services and facilities to meet the needs of their area.

Objective 12

To reduce the relative isolation of rural areas through improvements to public transport facilities and rural services.

Objective 13

To improve the biodiversity resources of the District through habitat management, creation and enhancement and to make habitats more accessible to the public where possible, without damage to the species.

Objective 14

To protect the District's natural and built environmental assets from loss or damage by development and the effects of traffic, and secure enhancements in their conservation and management, having particular regard to the historic environment of Lichfield City, the conservation areas and the wide ranging landscape character of the District.

Objective 15

To increase the attraction of Lichfield District as a tourist destination through provision of a greater variety of accommodation, the development of new and the enhancement of existing tourist attractions.

Question 6

Do you agree with the draft Strategic Objectives identified? Are any amendments or additions required?

Question 7

Do you think the draft Strategic Objectives will achieve the vision?

Question 8

Which do you consider to be the three most important Strategic Objectives?

8 How do you see Lichfield District in 2026?

9 Key Topic Options

9.1   The Core Strategy will also need to consider other Key Topic areas needed to bring about changes to the way we deal with development. Set out below are the Key Topic Areas we have identified, giving Options where available and seeking your views on the direction of policy to be considered further in our 'Preferred Options' document which will be subject to consultation in April to June 2008.

Climate Change

9.2   The Government has a long-term ambition to move towards carbon neutral development. It believes this is the greatest long-term challenge facing the world today. Housing currently contributes around 27% of UK CO_2 emissions, with built development as a whole bringing this figure to nearly 50%. To achieve more sustainable forms of development in the District, planning, design & construction processes for buildings must be made more sustainable. One issue is the risk of flooding in the District and the District Council has commissioned a Strategic Flood Risk Assessment to assist in evaluating this matter.

9.3   Renewable energy technologies range from solar power, wind power and hydroelectricity through to biomass. Along with other measures such as better energy efficiency, the increased use of renewable energy sources is seen as being critical to tackling climate change and reducing our use of non-renewable energy sources. Although technological advances are being made rapidly in this area they are sometimes criticised for producing developments which are unsightly or inefficient. The government has also suggested that local authorities should ensure that a significant proportion of the energy supply of substantial new development is gained on-site and renewably and/or from a decentralised, renewable or low-carbon energy supply.

9.4   One approach to addressing climate change issues will be to identify a preferred spatial development option that minimises the need to travel and distances travelled, particularly by private car.

Question 9

Should the use of renewable energy in Lichfield District be a high priority?

Question 10

Which types of renewable energy would you like to see in the District? e.g. wind farms, biomass, hydro-electric, solar panels, wind turbines, geothermal

Question 11

Should all new development be required to generate a proportion of its energy use on-site from renewable sources?

Services & Facilities

9.5 Lichfield District's population has remained relatively static over the last ten years. Meeting regional housing development requirements is forecast to result in a future significant rise in the District's total population. Nationally and locally, population structure is ageing as people live longer and the changes in population structure are forecast to continue in future years. In Lichfield District, older people already represent a much larger proportion of the population profile compared to national and regional levels, which will have an impact on the care and support needs within the District. The Core Strategy needs to take account of this and plan accordingly.

Question 12

Should the Council aim to support community facilities in settlements within the District? If so, which ones and where?

Sustainable Transport

9.6 Improving the availability and choice of means of travel and developing a spatial strategy that maximises the opportunities to travel less, particularly by car, are key ways we can make a contribution to mitigating the effects of climate change. The issues need to be addressed by more investment in existing public transport facilities as well as integrating public transport effectively into new development locations.

9.7 Lichfield District has generally high car ownership and low levels of journeys made by public transport. There are varying levels of bus provision across the District, with a poorer level of service within the rural areas and Burntwood than in Lichfield. The areas of relatively poor provision have difficulties with access to employment locations, facilities and services. While the access issues are well known and being addressed through the Staffordshire Local Transport Plan, the Core Strategy needs to look to the long term future of sustainable transport and seek to increase the levels and guide future investment in sustainable forms of travel.

9.8 There may be opportunities to improve rail travel as well as bus services, but it needs to be recognised that investment in public transport is largely funded through the private sector, therefore the role of the Core Strategy needs to be to enhance and direct the existing partnerships to co-ordinate private – public sector funding.

9.9 The Core Strategy needs also to recognise that the geography and rural nature of the District means that people will continue to largely rely on car travel for many journeys. Highway strategies and town centre parking and information systems will therefore continue to form an important element of a transport strategy for the District.

Question 13

Should major development incorporate measures to encourage more sustainable patterns of transport such as walking, cycling and public transport? If so, what measures?

Question 14

Current policy allows for a park and ride facility at Lichfield Trent Valley Railway Station. Should other park and ride schemes be encouraged? If so, at which locations e.g. Shenstone, Bake Street, Rugeley Trent Valley?

Housing

9.10   Lichfield District has the highest house prices in Staffordshire and has been higher than the national average for the past 4 years. A Housing Needs Survey carried out in 2003 identified a large shortfall in the provision of affordable housing and an update of this situation is currently taking place. This will give an up-to-date assessment of affordability issues within the District and local housing markets and consider the types of housing that will be needed to best meet the District's needs, to enable these needs to be fed into future policies. Meeting the different housing needs of society will therefore be a key issue for the Core Strategy. The District Council has commissioned a Gypsy & Traveller Needs Assessment to inform the Core Strategy and will also be considering the accommodation needs of the young and older people.

Question 15

Do you consider that affordable housing is needed in Lichfield/Burntwood/Rural Settlements? If so, which settlements?

Question 16

What proportion of housing in Lichfield District do you think should be affordable? Should this vary between different parts of the District?

Question 17

Do you think, if evidence shows a need, that sites should be specifically allocated for affordable housing only?

Employment

9.11   The decline of the manufacturing sector in Lichfield District mirrors national trends. At the same time there has been significant growth in employment in distribution, hotels and restaurants. Although unemployment in the District is consistently much lower than the regional and national averages, pockets of higher unemployment exist in parts of Lichfield, Burntwood, Handsacre and Fazeley. The Council is currently undertaking an Employment Land Review to survey the amount and quality of existing employment areas and identify

business requirements. Informed by work at regional and local level, the Core Strategy will aim to provide for employment opportunities which serve to meet the needs of the area and improve the prosperity of the District.

9.12 The opening of the M6 Toll Road to the south of Burntwood and Lichfield is providing a stimulus to the economic development of the area. Whilst there is a significant amount of employment land available in the District there is a need to ensure that new employment distribution is appropriate to an overall spatial development strategy.

9.13 At Burntwood, analysis of the 2001 Census shows that the town has 15,243 economically active people but only 7,811 local jobs, with most people having to commute for work. In addition the range of job opportunities in the town are limited. In Lichfield, the City is quite well balanced in terms of the number of economically active (13,225) and the number of local jobs (15,358), but there are some deficiencies in opportunities for office jobs, for which many residents commute into the conurbation.

9.14 Existing sites at Lichfield, Burntwood and Fradley are currently the focus for meeting the need to improve the balance of employment. These sites, identified within the saved policies of the Local Plan, provide a portfolio of some 185 hectares that meet the Structure Plan requirement up to 2011.

9.15 Forecast growth in employment sectors needing office space have been recognised at a regional level and a need to find an additional 30,000 sq. metres of office space for Lichfield is emerging from the partial review of the Regional Spatial Strategy. Whilst the strategic office development should be first directed to the strategic centre of Lichfield, limited site availability is an issue which may require that the strategy provides for sites outside the City Centre and potentially elsewhere in the District. Additional work is proposed to address this issue.

Question 18

How can the District Council ensure that there is sufficient employment land available to meet local needs when the current committed supply is the equivalent of the District's strategic requirement set out in the RSS Phase 2 Preferred Options? Would you support any current committed but undeveloped employment sites being re-allocated for alternative uses such as housing?

Question 19

Are there any existing employment sites or industrial estates that you consider should be protected?

Question 20

Where should office development in the District be directed? If the strategic office requirement of 30,000sqm cannot be met within Lichfield City Centre, where should it be directed? (Peripheral city centre locations/outskirts of Lichfield City/Burntwood Town Centre/elsewhere?)

9.16   Journey-to-work travel is becoming less sustainable in Lichfield District. The percentage of people travelling to work by bus is the lowest in the County and the number of cyclists is comparatively low. Lichfield also has the second highest proportion of people travelling to work by car in Staffordshire. The Core Strategy could look to provide more jobs locally or, where not appropriate or possible, promote more sustainable travel modes.

Question 21

Should employment development, housing and other development be encouraged where there are good public transport links - such as close to railway stations or key bus routes?

Question 22

Do we need more train stations? If so, where?

Built & Historic Environment

9.17   Lichfield is home to many historic and listed buildings, and conservation areas form a significant part of the District's heritage and a reason for its attractiveness. It is important that these buildings and areas of built and undeveloped environments are maintained and improved and the best way of securing this is likely to be to ensure their continued use, including new uses where necessary. The Council is currently undertaking appraisals of a number of Conservation Areas.

Question 23

How can the Council encourage the re-use of historic buildings?

Recreation, Leisure, Culture & Tourism

9.18   Open space, sport and recreation facilities can make a major contribution to ensuring that villages, towns and cities are places in which people will choose to live, that will provide vital functions for conservation and biodiversity and have a significant impact on the health of those that use them for exercise and recreation. In Lichfield District, Burntwood, North Lichfield and Fazeley are identified as having a shortfall in amenity greenspace and many villages such as south Burntwood, Fazeley and Alrewas contain no or low quality provision

for children and young people. Indoor sports and facilities are most accessible in the urban areas of the District but access is limited in the north east of the District, particularly because of relatively poor and infrequent public transport connections to smaller villages.

Question 24

Should the Council aim to identify and protect key public open spaces in the District from development? If so, which ones?

9.19   It is recognised from consultations that public demand and expectation is for a wider range of recreation activities, such as a swimming pool in Lichfield independent of educational facilities. It is essential that the Spatial Strategy considers how these local deficiencies can be met in a sustainable way, reducing the need for travel to other centres.

9.20   Visitors are attracted to the District not only to visit the Cathedral City but also by the environment and other attractions, including Chasewater, Drayton Manor Theme Park, canals and community forests. Current Local Plan and Staffordshire Structure Plan policies promote the improvement and development of Chasewater as a country park and a sub-regional tourist attraction. The Regional Spatial Strategy identifies Lichfield City, Drayton Manor Park and the canal network as key regional assets to be maintained and improved. Restoration of the Lichfield Canal has been identified as of regional significance and is supported by British Waterways.

9.21   It is recognised nationally that there needs to be a more coordinated and strategic approach across the Government and the tourism industry. The Government is setting up new arrangements across departments so that many dimensions of sustainable tourism can be better addressed. Within the UK we are seeking a tourism sector which grows and thrives by actively embracing sustainable development principles. Lichfield District has a number of tourist attractions and the District Council recognises the importance of these attractions to the local economy. Sustainable growth for tourism facilities will be encouraged and the provision of accommodation and information facilities will play an important role in this sustainable growth.

Question 25

Where new facilities are created or existing ones expanded, should they maximise the use of sustainable transport modes?

Question 26

What do you think would make Chasewater a more popular visitor destination?

Question 27

Would you agree with the expansion of Drayton Manor Theme Park to provide for year round use to include visitor accommodation?

Natural Environment

9.22   Existing Green Belt policies apply across the southern half of the District. These help to protect the open character of the landscape.

9.23   The character of the countryside to the north and east of the District is also of a very high quality, with river plains, canals, rural estates and isolated farmsteads providing a rich setting for several conservation villages. The District contains part of the Cannock Chase Area of Outstanding Natural Beauty, between Gentleshaw and Upper Longdon.

9.24   Our evidence gathering suggests that rural residents value the spirit of their communities and the physical qualities of village and countryside, but they are concerned at losses in rural services and increasing isolation through the provision of poor public transport services. There are different sizes of village within the District and some of the larger ones such as Armitage, Alrewas, Fazeley and Whittington do maintain a range of facilities.

9.25   Lichfield District contains significant mineral reserves and although coal mining activity has now ceased, there remain significant areas of sand and gravel extraction, concentrated on 'pebble beds' stretching from Weeford to Hopwas and on alluvial deposits in the Tame and Trent valleys. There are a number of planning permissions granted for mineral extraction. All of the sites with permission are being worked, have been restored or are in the process of restoration. Staffordshire County Council is the minerals planning authority and has commenced the preparation of a Staffordshire Mineral and Waste Local Development Framework that will form part of the Local Development Framework for the District.

Question 28

Are there any areas of the Lichfield District countryside that require additional protection?

10 How would you like to see Lichfield District in the future? The Spatial Options

10.1 Strategic housing and employment targets for the District are set out in the Regional Spatial Strategy. The 'Preferred Option', agreed by the West Midlands Regional Assembly for the Phase 2 Partial Review, is for Lichfield District to provide 8,000 new homes and a total of 132 hectares of additional employment land. There is also an indication that Lichfield City should accommodate 30,000 sq.m. of new offices. In the context of making provision for meeting the District's total housing requirement, the preferred options require consideration through further studies of whether part of the District's housing allocations should be made relating to the needs of the adjoining settlements, Rugeley and Tamworth.

10.2 These regional requirements will be subject to independent Examination during 2008 and the Secretary of State may subsequently propose changes to the levels of provision or policies related to them. The Core Strategy formulation needs to be aware of possible changes and seek to incorporate a degree of flexibility to accommodate such changes, if possible.

10.3 Through delivering our strategic requirements we need to ensure that we support sustainable communities. The District Council needs to ensure that development will be well located in relation to housing, employment, retail and transport with the ability to support or deliver a range of key services and facilities.

10.4 The Spatial Strategy will set out how the Council envisages the different parts of the District will develop in relation to the key issues. At this early stage in the development of the Core Strategy it is necessary to consider, consult on and evaluate all reasonable alternative spatial options.

10.5 Below are four alternative draft spatial options we have formulated, detailing how the District could develop up to 2026. Each option has a different impact on the settlements within the District and the advantages and disadvantages of each are set out. For each alternative option, indicative development levels and types are shown based on a suggested apportionment of the District's housing requirements of 8,000 new dwellings to 2026, as proposed in the RSS Phase 2 Preferred Options document. A figure of 8,000 houses has been used as a guide, however the options are considered to still be appropriate for a range of alternative strategic housing numbers above and below the requirement currently set out in the Phase 2 Review. Completions since 2006 (304) and current commitments (2,242) have been deducted from the requirement to give a net requirement for provision.

10.6 Whilst each of the spatial options are presented as separate approaches, they are not mutually exclusive and it is possible that any final choice may be an amalgamation of different spatial options. We consider these draft options could address key spatial planning issues, although you are encouraged to put forward any other additional options for consideration at this stage.

Spatial Option 1: Town focused development

10.7 Focusing development in and around the two largest settlements in the District (Lichfield and Burntwood) and allowing for development within the District to accommodate growth for Tamworth and Rugeley.
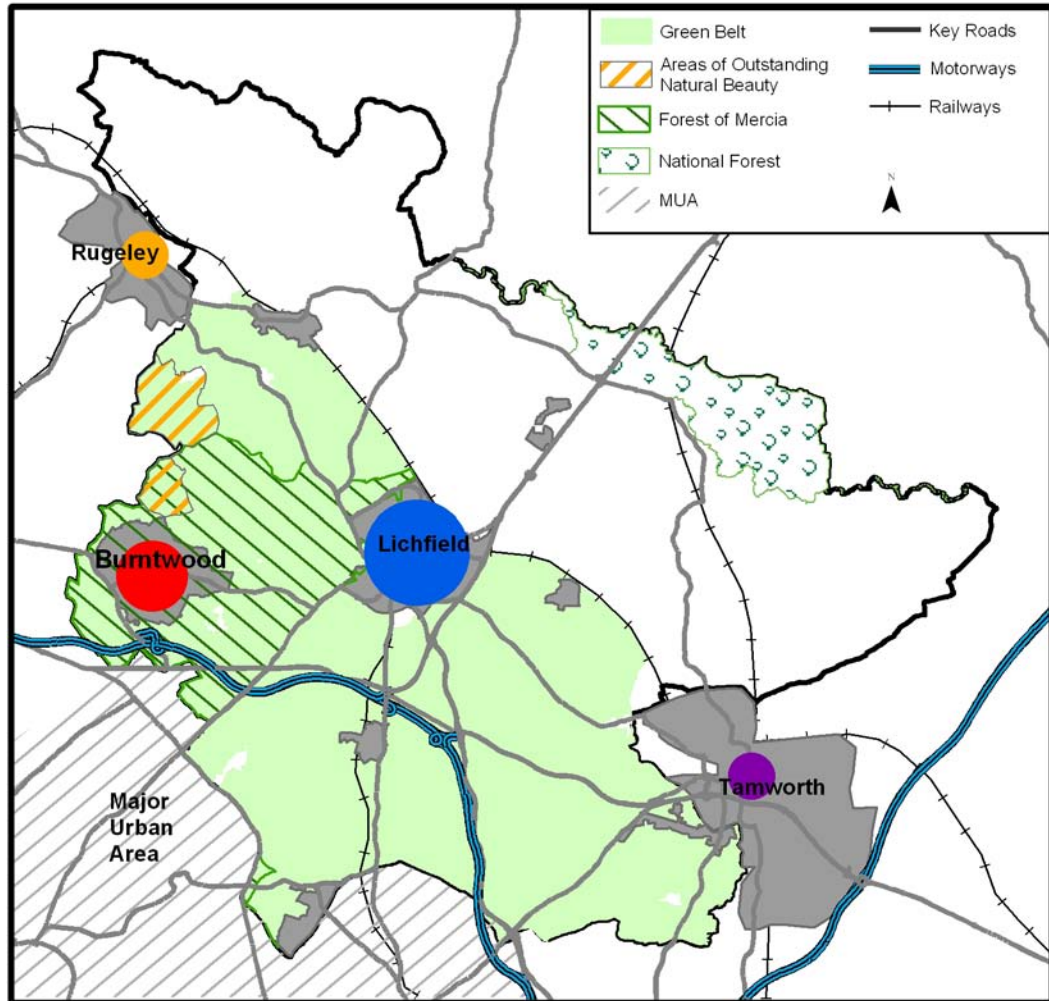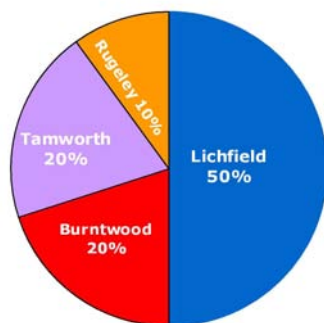

Figure 10.1 Spatial Option 1

Figure 10.2 How development could be split between areas

Figure 10.3 Potential Greenfield / Brownfield Split

What this means

- Growth of Lichfield and Burntwood to accommodate the bulk of the District's housing and employment needs
- Provision of housing to meet the needs of Tamworth and Rugeley through urban extensions within Lichfield District
- Limited development in villages for affordable housing only
- Growth of Lichfield City Centre as a strategic centre for the District and to allow growth of Burntwood town centre to meet local needs

Advantages

- Focuses development in the current, most sustainable locations
- Maximises use of existing infrastructure
- Supports the regeneration of towns as foci for the District
- Helps to tackle pockets of urban deprivation
- Accords with national and regional planning guidance to focus on sustainable locations

Disadvantages

- Pressure on existing infrastructure and services
- Difficulty in meeting the needs of the District's rural areas
- Capacity of Lichfield and Burntwood to absorb development may be limited
- Although brownfield sites are a priority, significant development on greenfield sites and open countryside would also be required
- Pressure on the historic environment of Lichfield City
- Likely need for green belt release around Lichfield and Burntwood.

Key Topics	Considerations
Climate Change	- 'Builds on' existing public transport facilities which are best within Lichfield/ Burntwood/ Tamworth and Rugeley; - Larger sites may have better potential for renewable energy production on site; - Locations close to existing employment provision; - Sites available in Lichfield & Burntwood with low flood risk.
Services & Facilities	- Allows consolidation of existing urban based services and facilities; - Supports town centre development; - Builds on existing secondary education but does not support rural primary education.
Sustainable Transport	- 'Builds on' existing public transport facilities which are best within Lichfield/ Burntwood/ Tamworth and Rugeley; - Does not support rural sustainable transport.
Housing	- Larger sites may support greater affordable and specialist housing.
Employment	- May require employment sites in Burntwood;

Key Topics	Considerations
	• Provides most housing in proximity to employment distribution; • Office provision should be in the main urban areas.
Built / Historic Environment	• Investment to improve the urban environments; • Danger of over-development. Possible impact on the setting of Lichfield City; • Scope is greater for urban renewal and regeneration but does not support rural regeneration.
Recreation/ Leisure/ Culture/ Tourism	• Need to consolidate and improve facilities in urban areas, but development is likely to support this; • Builds on existing facilities/centres; • Best option for Burntwood town centre.
Natural Environment	• Greater levels of urban capacity and urban expansion increases danger of loss of biodiversity; • Important to develop urban greenspace strategies for Lichfield and Burntwood and identify green networks.

Table 10.1 Key Topic Considerations for Spatial Option 1

Question 29

Should the majority of housing be provided within Lichfield City if we focused development within the existing towns? If not, how should development be distributed?

Question 30

Do you consider we have highlighted the correct advantages and disadvantages of this option?

Spatial Option 2: Town & key rural village focused development

10.8 Allow development in and around the two largest settlements in the District (Lichfield and Burntwood) and other sustainable settlements (Alrewas, Armitage with Handsacre, Fazeley, Little Aston, Shenstone & Whittington).
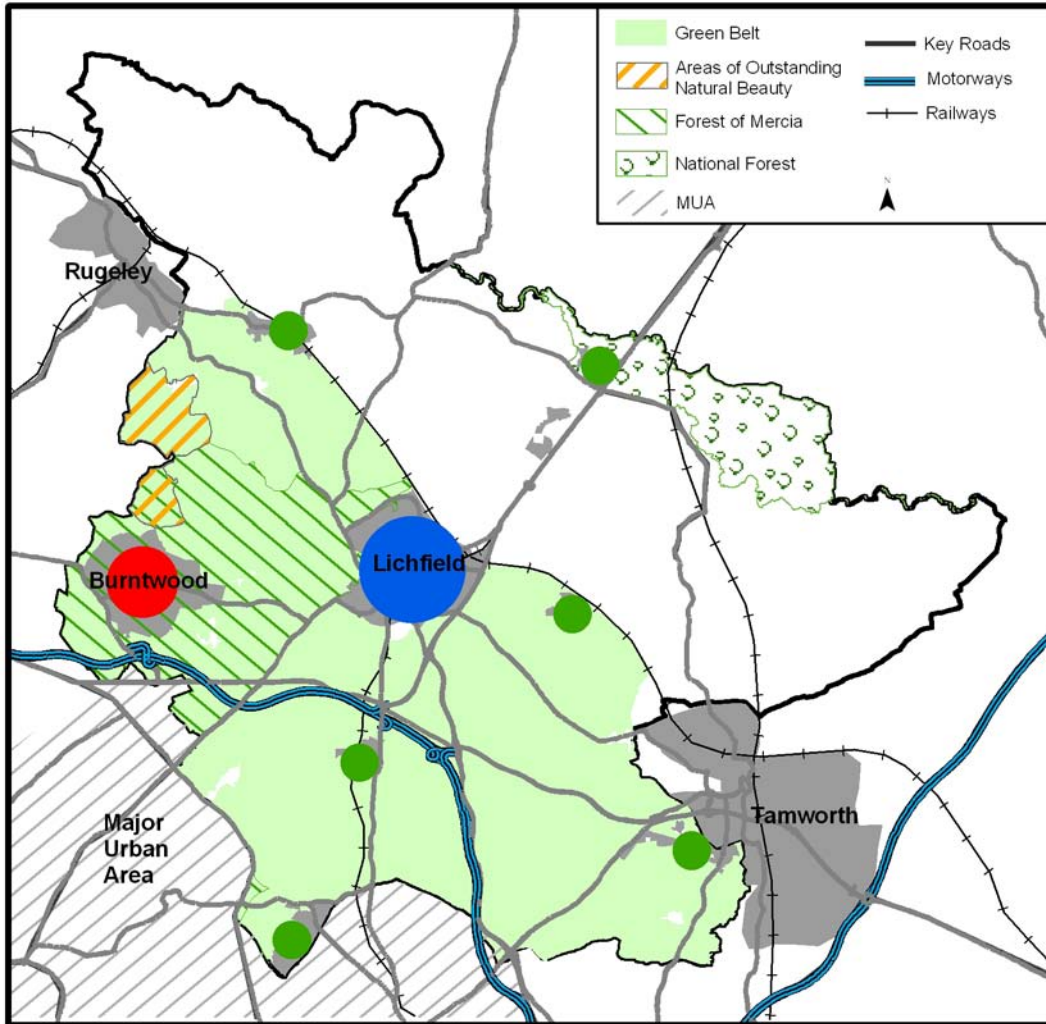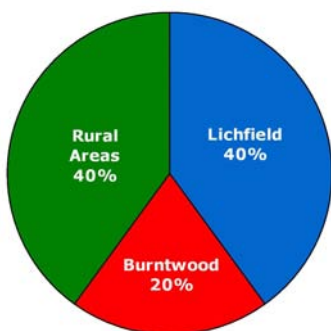

Figure 10.4 Spatial Option 2

Figure 10.5 How development could be split between areas

Figure 10.6 Potential Greenfield / Brownfield Split

10 How would you like to see Lichfield District in the future? The Spatial Options

What this means

- Growth of Lichfield, Burntwood and dispersing some development to focused settlements in the rural areas to accommodate the District's housing and employment needs.
- Concentration of development in the rural areas to larger key settlements with a range of services and facilities.
- Limited development in smaller rural villages for affordable housing only.

Advantages

- Focuses development in the current, most sustainable locations
- Maximises use of existing infrastructure
- Development of sustainable rural communities
- Provides increased levels of rural housing within sustainable locations

Disadvantages

- Other smaller settlements could lose important services and facilities
- Limited development close to Tamworth

Key Topics	Considerations
Climate Change	• Urban element provides some opportunity to reinforce existing public transport facilities with some opportunity to support key rural buses; • Village growth would rely more of car travel; • Some key villages potentially affected by flooding - care needed; • More smaller sites may limit potential for renewables/decentralised energy generation.
Services & Facilities	• Helps to support rural facilities in key rural settlements - retention and renewal; • Needs support for secondary education travel but this could be 'targeted'; • Potentially less support for town centres within the District - more dispersed expenditure to other towns likely.
Sustainable Transport	• Urban element provides some opportunity to reinforce existing public transport facilities with some opportunity to support key rural buses;
Housing	• Helps with rural house prices; • Meets affordable need in key rural centres.
Employment	• Would need to consider identifying rural employment sites within key rural settlements.
Built / Historic Environment	• Alrewas, Whittington, Shenstone & Fazeley Conservation Areas need to be developed with care; • Some scaling back on Lichfield City growth may help historic environment.

Key Topics	Considerations
Recreation/ Leisure/ Culture/ Tourism	• Would focus any new rural facilities on villages with best access and capacity to support them; • Public transport improvements needed to connect key rural settlements.
Natural Environment	• Less pressure on urban areas but rural locations need to be carefully selected to avoid biodiversity loss; • More people closer to countryside giving greater access.

Table 10.2 Key Topic Considerations for Spatial Option 2

Question 31

We have identified Alrewas, Armitage with Handsacre, Fazeley, Little Aston, Shenstone and Whittington as Key Rural Settlements. Are these the right locations to accommodate additional development?

Question 32

Do you consider we have highlighted the correct advantages and disadvantages of this option?

10 How would you like to see Lichfield District in the future? The Spatial Options

Spatial Option 3: Dispersed development

10.9   Allow dispersal of development to rural settlements with a more limited range of facilities according to local needs.
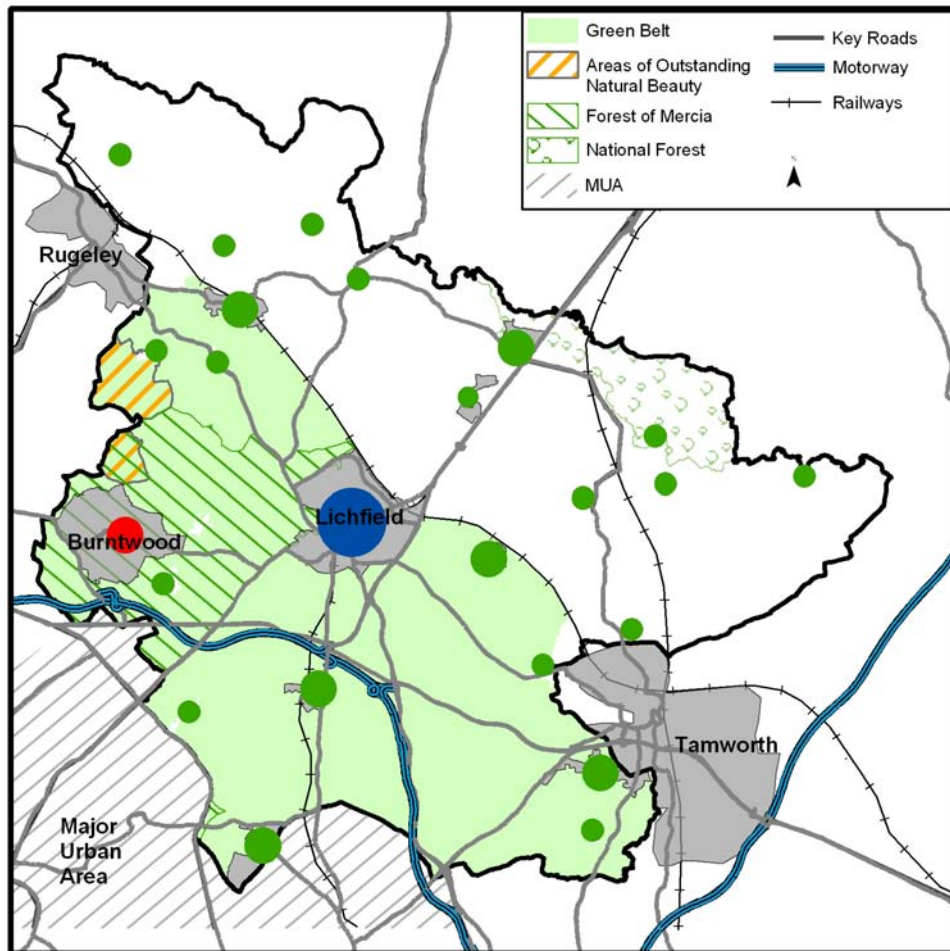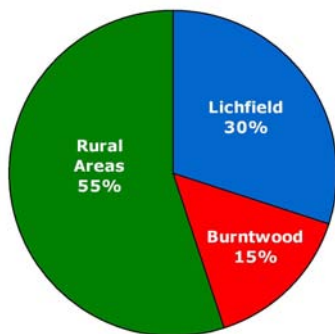

Figure 10.7 Spatial Option 3

Figure 10.8 How development could be split between areas

Figure 10.9 Potential Greenfield /Brownfield Split

What this means

- Housing and employment development in all settlements in the District to meet local needs
- All parts of the District could experience development but on a scale relative to existing settlement size
- Reduced levels of change in the two large settlements of Lichfield and Burntwood
- Greater focus on local and village services and facilities

Advantages

- Supports retention of local services and facilities
- Helps tackle pockets of deprivation in rural wards by decreasing barriers to housing, jobs and services
- Assists in meeting rural housing needs with provision closer to where need arises

Disadvantages

- Some settlements do not have a range of facilities or a choice of means of transport which could give rise to increased car travel

Key Topics	Considerations
Climate Change	• Would need significant levels of dispersed growth to support public transport; • Sufficient sites would need to be found which avoid local flood risk; • Decentralised energy generation may be less economic; • Possibility of greater travel overall unless significant rural employment acceptable.
Services & Facilities	• Supports services and facilities more locally in smaller communities; but may need greater investment; • May help some primary schools to survive but risk they wont; • Greater secondary school transport support required.
Sustainable Transport	• Would help to support existing and improved rural sustainable transport.
Housing	• Helps to provide continuing rural supply which may help to stabilise house prices; • Meets rural affordable need locally.
Employment	• May consolidate unsustainable employment patterns and commuting.
Built / Historic Environment	• Possible impact on rural conservation areas; • Scaling back on Lichfield City growth may help historic environment.
Recreation/ Leisure/ Culture/ Tourism	• Would need strategy of dispersing facilities and services; • Greater public transport improvements needed link rural to urban areas.

10 How would you like to see Lichfield District in the future? The Spatial Options

Key Topics	Considerations
Natural Environment	• Less pressure on urban sites in Lichfield and Burntwood; • Disperse impact on natural environment; • Care required in selection of rural sites.

Table 10.3 Key Topic Considerations for Spatial Option 3

Question 33

Which rural settlements do you consider are suitable for further development under this option?

Question 34

Do you consider we have highlighted the correct advantages and disadvantages of this option?

Spatial Option 4: New Settlement development

10.10   Allow for a new settlement in the District to provide the bulk of the housing requirement to 2026, with the remainder directed to urban capacity sites, mainly in Lichfield and Burntwood. The Core Strategy would need to identify a location for the new settlement and it would need to meet a number of criteria:

- Be beyond the green belt and be freestanding from any major urban area
- Promote the utilisation of brownfield land
- Be of a size that it could be sustainable in providing an adequate range of services and facilities, such as schools, health or sports
- Be close to a good level of local employment or provide its own local employment
- Have good public transport links or be able to create them
- Have good access to the road network and be able to provide other infrastructure such as drainage
- Not be harmful to important habitat or the landscape
- Not be liable to flooding

10.11   The Council has previously identified a general location west of the A38 and north of Lichfield at Fradley as a potential location but there may be other options.
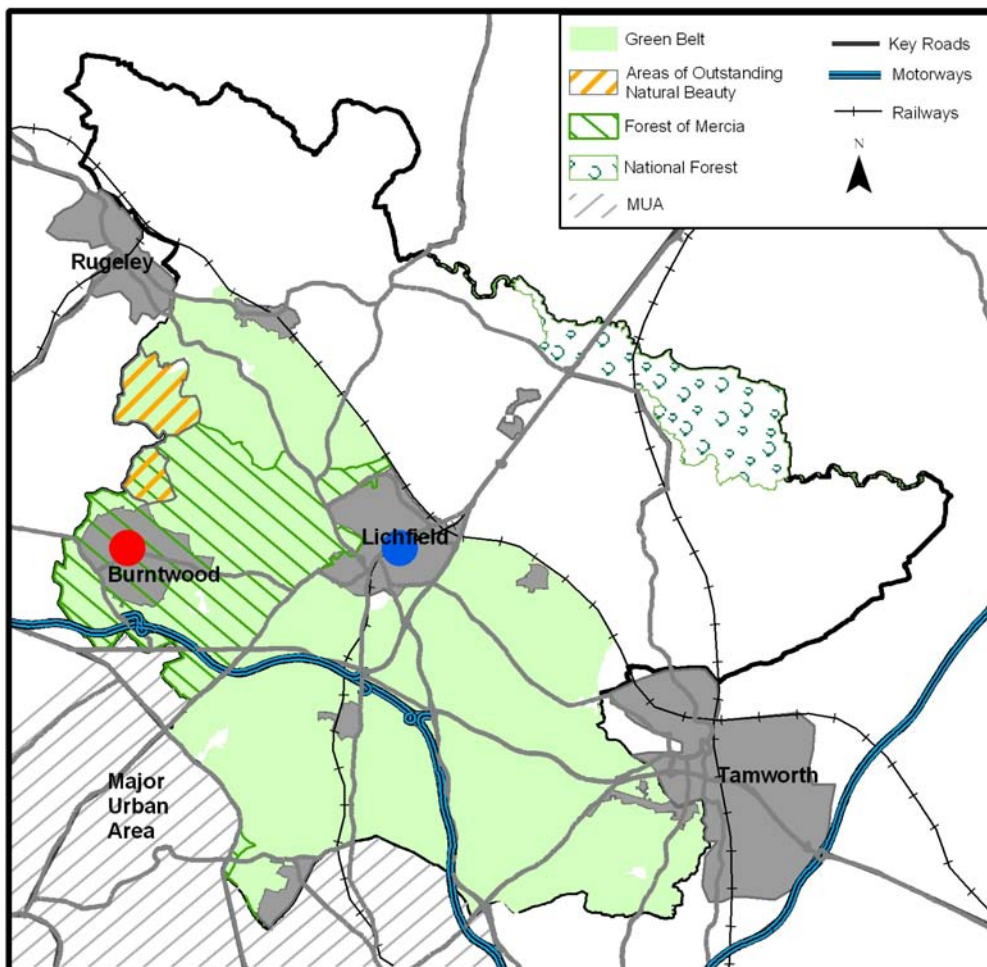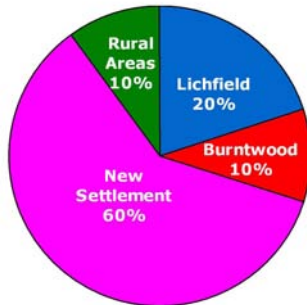

Figure 10.10 Spatial Option 4

10 How would you like to see Lichfield District in the future? The Spatial Options

Figure 10.11 How development could be split between areas

Figure 10.12 Potential Greenfield / Brownfield Split

What this means

- Majority of development to be focused within a new settlement
- New settlement may require further development beyond 2026 to reach a size that is sustainable
- Low levels of development within Lichfield and Burntwood
- Limited development in villages for affordable housing only

Advantages

- Protection of historic environment in Lichfield
- No outward expansion of Burntwood to meet housing needs
- Would not require alterations to Green Belt boundaries

Disadvantages

- Would not assist in meeting housing needs close to where needs arise
- Difficulty in meeting needs of rural areas locally
- Could lead to an over provision of housing in relation to the strategic requirement
- Potential negative impacts upon Lichfield and Burntwood as service centres

Key Topics	Considerations
Climate Change	• Concentration of growth helps with producing renewable energy; • Needs development of substantial new public transport systems; • Needs a location to avoid flood risk; • Locates most growth close to only one employment location which is not most efficient in minimising travel.
Services & Facilities	• Needs to develop new local services but concentrated growth helps with this; • Doesn't support other rural services and facilities • Secondary and primary education required.

Key Topics	Considerations
Sustainable Transport	• Needs development of substantial new public transport systems to link any new settlement; • Does not support existing or improvements to rural sustainable transport.
Housing	• May support higher levels of affordable housing but could have impact on house prices elsewhere in District through restraint; • Could provide integrated provision of special needs housing.
Employment	• Could create some office potential in a settlement centre.
Built / Historic Environment	• Potential to create a new design/ built environment from adopted and agreed principles; • Potential to protect Lichfield City's historic environment from congestion etc.
Recreation/ Leisure/ Culture/ Tourism	• Need to incorporate appropriate level / range of facilities to minimise reliance on those in Lichfield City; • Could also be a need to assist with facilities in Lichfield as a strategic centre.
Natural Environment	• Potential to create new urban design with urban greenspace and green networks integrated into settlement; • Less pressure on urban sites in Lichfield abd Burntwood.

Table 10.4 Key Topic Considerations for Spatial Option 4

Question 35

Is the Fradley area the right location for a new settlement to meet this option? Are there any other locations that would be preferable and deliverable?

Question 36

Do you consider we have highlighted the correct advantages and disadvantages of this option?

10 How would you like to see Lichfield District in the future? The Spatial Options

Eco-town proposal

10.12   Eco-towns are a central Government initiative to create small new towns of at least 5-20,000 homes to help meet its objective of increasing the rate of new housebuilding across the country. They are intended to exploit the potential to create a complete new settlement to achieve zero-carbon development and more sustainable living using the best new design and architecture. The Government is seeking to bring forward 10 new eco-towns to be delivered across the country by 2016 with the aim of providing at least one within each region. It has invited initial bids from private developers, local authorities or partnerships, for funding to develop outline proposals further.

10.13   The District Council is aware that land west and south of Fradley airfield, at Curborough, has been put forward for consideration as an eco-town of at least 5,000 homes by a consortium of landowners and developers. This bid, along with others nationally, is to be assessed by the Government and an announcement on successful bids is due in spring 2008. Although eco-town proposals should ideally be brought forward through the Development Plan process as part of Regional Spatial Strategies and Core Strategies, the processes involved remain uncertain. What is proposed by Government however, is that the housing provision made by any eco-town will be additional to the general housing provision made to meet the identified housing levels of regional Strategies.

10.14   The implication of this for Lichfield District, if the Curborough eco-towns bid is successful, is that it would be likely to result in a significantly higher level of overall housing growth for the District that would have to be addressed by the Core Strategy in resolving a preferred spatial growth strategy for the District.

What this means

10.15   The key features of an eco-town:

- places with a separate and distinct identity but good links to surrounding towns and cities in terms of jobs, transport and services;
- the development as a whole to achieve zero carbon and to be an exemplar in at least one area of environment technology;
- a good range of facilities within the town including a secondary school, shopping, business space and leisure;
- between 30 and 50 per cent affordable housing with a good mix of tenures and size of homes in mixed communities; and
- a delivery organisation to manage the town and its development and provide support for people, businesses and community services.

Question 37

Do you think that an eco-town at Curborough would have benefits for Lichfield District?

Question 38

Would the eco-town be acceptable even if it meant that the District would also have to accommodate large scale housing growth in other parts of the District?

How will your area be affected by these Options?

Burntwood in 2026

10.16   The overall strategy for the future of Burntwood would be similar for all four spatial development options with an emphasis on creating facilities and infrastructure to meet the local needs of the town and improve existing deficiencies in infrastructure and facilities. The town will maintain its complementary role to Lichfield City as a settlement with an improved range of facilities and jobs to make it more self sufficient. The town centre will undergo significant change with the implementation of a retail scheme with the benefit of planning permission and opportunities that arise to strengthen and enlarge these proposals, so that Burntwood town centre incorporates a broad range of uses that meets local needs.

10.17   As one of the two major urban settlements in the District Burntwood will need to play a role in meeting future housing needs, but because the amount of urban capacity may be limited this is expected to be a more limited role than Lichfield for each spatial option. Levels of new housing development proposed vary by only 10% across all four options. In view of the limited brownfield opportunities in the town, some greenfield development for housing on the edge of the town in highly accessible areas would need to be considered under Spatial Options 1 and 2.

10.18   Any growth would need to be directed away from the more sensitive areas on the periphery of the town, in particular the Sites of Special Scientific Interest and the Area of Outstanding Natural Beauty at Gentleshaw Common. One of the objectives for the strategy under all options would be to make such areas of coutnryside and biodiversity more accessible to the people living in Burntwood, particularly through improvements to cycling and walking networks.

10.19   More partnerships will need to be developed with delivery organisations that can create improved facilities, for example for health and well being, and to carry out improvements within the residential and open space areas identified as in need of investment. The potential for funding for such improvements may be greater under the spatial options that provide for greater levels of growth. Under spatial option 4 the population of the town would be likely to remain static or experience a slight decline.

Lichfield City in 2026

10.20   Under each of the Spatial Options, Lichfield will have a key role as a Strategic Centre where major retail developments, large-scale leisure, offices and other uses to attract large numbers of people should be focused. Lichfield District will continue to be a priority for new office development with the Regional Spatial Preferred Option suggesting a target of 30,000 sq. metres to be provided within Lichfield City Centre as a strategic centre to 2026. Significant growth and change will take place within the City Centre including the implementation of a substantial new mixed-use development at Birmingham Road. Under Spatial Option 4 a new settlement would be expected to incorporate a range of services to meet its needs that might otherwise be located within the city under other options. This may provide some opportunity to limit pressure on facilities and services within Lichfield and on the environment, but the city would nevertheless serve the new settlement for some leisure, cultural and business needs.

10.21   Suggested levels of new housing development vary from 50% to 20% across the four Spatial Options. Whilst the development of brownfield sites within the existing urban area will be a priority, some greenfield extensions for housing on the edge of the City would

be necessary if Spatial Options 1 and 2 were to be carried through to the final Core Strategy. Urban extensions to meet employment requirements may also be necessary. Spatial Options 3 and 4 would reduce the levels and contain housing to capacity within the existing urban area.

The Rural Areas in 2026

10.22   The spatial strategy under all options will be to seek to maintain the rural character of the District and to enable the countryside to function as a successful part of the agricultural economy whilst providing increased opportunities for countryside access and appropriate attractions.

10.23   However, the rural areas will also have an important role in terms of providing homes and jobs. Spatial Options for the future development of rural areas are the most varied, from no new housing other than to meet local affordable needs within Options 1 and 4, to a 65% share of housing spread throughout the rural area under Spatial Option 3.

10.24   The prosperity of the larger village centres is likely to be best supported under Option 2, which contains a 'key settlement' strategy for the rural areas seeking to reinforce those villages where there is a good range of existing facilities. They could provide focal points for the smaller villages, provided this was supported by better public transport. As a more dispersed spatial option, Option 3 may assist the vitality of smaller local communities if an appropriate range of housing provision is made, but experience suggests that small scale new development would be unlikely to play a significant role in retaining services and facilities within those villages. Achieving a means of improving rural public transport is seen as vital under all options.

How do the Spatial Options meet the issues identified?

10.25   The four identified Spatial Options have been assessed having regard to their ability to address the issues set out in Chapter 7 of this document. These are very preliminary views based on a range of factors and variables at this early stage in the process. All options will be independently assessed against Sustainability Framework Objectives as set out in the Scoping Report, which will help to draw clearer conclusions.

	Spatial Option 1	Spatial Option 2	Spatial Option 3	Spatial Option 4
To create a District where development helps to mitigate the adverse effects of climate change, utilises resources efficiently and promotes renewable energy and green technologies.	++	+	N/-	++
To meet the overall development requirements for the District, consistent with the Regional Spatial Strategy.	+	++	+	+
To focus residential, employment and town centre facilities into high quality developments within the most sustainable locations whilst protecting the quality and character of existing residential environments.	+	+	+	++
To reduce the difficulties local people have in securing housing within the District that meets their needs taking into account affordability, special needs and the creation of a balanced housing market.	+	++	N	+
To ensure that new housing proposals make adequate provision for transport, education, health, open space and social and community facilities.	+	N	-	+
To ensure that jobs are created within the District that contribute to meeting the identified needs of local people through their type and location.	++	N	-	+

	Spatial Option 1	Spatial Option 2	Spatial Option 3	Spatial Option 4
To ensure an appropriate level of provision and to improve the quality of outdoor and indoor leisure facilities available to residents, by working towards meeting recognised standards for the quantity, quality and accessibility of provision.	++	+	N	++
To reduce the need for people to travel whilst increasing the opportunities for travel using sustainable forms of transport, through securing improvements to public transport infrastructure and facilities to promote walking and cycling.	++	+	N/-	++
To improve our town centres to provide better local opportunities for shopping, leisure, culture and improved accessibility, by providing a wider range of facilities within Lichfield City and through creation of an enlarged town centre at Burntwood.	+	N	N	N/-
To protect the quality of the countryside and the villages it contains from inappropriate development whilst still allowing identified development needs arising in these areas to be met.	+	+	-	-
To ensure that rural settlements contain an adequate, or where necessary, improved range of services and facilities to meet the needs of their area.	-	+	N	-
To reduce the relative isolation of rural areas through improvements to public transport facilities and rural services.	-	+	N	-
To improve the biodiversity resources of the District through habitat management, creation and enhancement and to make habitats more accessible to the public, where possible without damage to the species.	N/+	N	N	+
To protect the District's natural and built environmental assets from loss or damage by development and the effects of traffic and secure enhancements in their conservation and management, having particular regard to the historic environment of Lichfield City, the conservation areas and the wide ranging landscape character of the District.	-	-	N	+
To increase the attraction of Lichfield District as a tourist destination through provision of a greater variety of accommodation, the development of new and the enhancement of existing tourist attractions.	N	N	N	N

Table 10.5 Spatial Options ability to address issues

++ Contributes positively towards Strategic Objective

+ Elements contribute positively towards Strategic Objectives

N Has no or negligible impact on Strategic Objective

- Elements contribute negatively towards Strategic Objectives

-- Contributes negatively towards Strategic Objective

Question 39

Do you have a preferred Spatial Option from the 4 identified?

Question 40

Should we consider any alternative Spatial Options or a combination of the 4 Spatial Options identified?

10 How would you like to see Lichfield District in the future? The Spatial Options

1 Glossary

Adoption	The final confirmation of a development plan or Local Development Document as having statutory status by a Local Planning Authority (LPA).
Affordable Housing	Includes social rented and intermediate housing, provided to specified eligible households whose needs are not met by the market. Affordable housing should meet the needs of eligible households and remain at an affordable price for future eligible households.
Annual Monitoring Report (AMR)	A report submitted to Government by local planning authorities or regional planning bodies assessing Local Development Framework or Regional Spatial Strategy production progress and policy effectiveness.
Biodiversity	The whole variety of life encompassing all genetics, species and ecosystem variations, including plants and animals.
Brownfield Land and Sites	See 'Previously-Developed Land'.
Bulky Goods	Goods of a large physical nature (for example DIY, furniture, carpets) that sometimes require large areas for storage or display.
Capacity (in retailing terms)	Money available within the catchment area with which to support existing and additional retail floorspace.
Catchment (in retailing terms)	An area, often considered within easy walking or driving distance, in which people are happy travelling to shops.
Conservation Area	Areas of special architectural or historic interest, the character, appearance or setting of which it is desirable to preserve or enhance.
Core Strategy	A Development Plan Document setting out the spatial vision and objectives and strategy of the planning framework for an area, having regard to the Community Strategy (see also DPDs).
Cycle Network	An integrated network of both on and off road routes to facilitate an easier and safer journey for cyclists.
Density	In the case of residential development, a measurement of either the number of habitable rooms per hectare or the number of dwellings per hectare.
Development	Development is defined under the 1990 Town and Country Planning Act as "the carrying out of building, engineering, mining or other operation in, on, over or under land, or the making of any material change in the use of any building or other land." Most forms of development require planning permission (see also "permitted development").

Development Control	The process whereby a local planning authority manages, shapes, and considers the merits of a planning application and whether it should be given permission with regard to the development plan.
Development Plan	A document setting out the local planning authority's policies and proposals for the development and use of land and buildings in the authority's area. It includes Unitary, Structure, and Local Plans prepared under transitional arrangements, and new Regional Spatial Strategies and Development Plan Documents prepared under the Planning & Compulsory Purchase Act of 2004.
Development Plan Documents (DPDs)	DPDs are Local Development Documents that have development plan status. Once adopted, development control decisions must be made in accordance with them unless material considerations indicate otherwise. The DPDs which local planning authorities must prepare, include the core strategy, site-specific allocations of land and, where needed, area action plans. There will also be a proposals map, which illustrates the spatial extent of policies that must be prepared and maintained to accompany all DPDs. All DPDs must be subject to rigorous procedures of community involvement, consultation and independent examination, and adopted after receipt of the inspector's binding report.
Evidence Base	The information and data gathered by local authorities to justify the "soundness" of the policy approach set out in Local Development Documents, including physical, economic, and social characteristics of an area.
Examination in Public (EIP)	A term given to the examination of the Regional Spatial Strategy, or Structure Plans under transitional arrangements.
Flood plain	Generally flat-lying areas adjacent to a watercourse, tidal lengths of a river or the sea where water flows in times of flood or would flow but for the presence of flood defences.
Government Offices (GOs)	Representatives of central Government in the regions, bringing together the work of ten government departments.
Green Belt (not to be confused with the term 'greenfield')	A designation for land around certain cities and large built-up areas, which aims to keep this land permanently open or largely undeveloped. Areas of Green Belt within Lichfield District from part of the West Midlands Green Belt. The purposes of Green Belt are to: • check the unrestricted sprawl of large built up areas; • prevent neighbouring towns from merging; • safeguard the countryside from encroachment; • preserve the setting and special character of historic towns; and • assist urban regeneration by encouraging the recycling of derelict and other urban land.
Greenfield Land or Site	Land (or a defined site) which has never been built on before or where the remains of any structure or activity have blended into the landscape over time.

Habitat	The natural home of an animal or plant. Often designated as an area of nature conservation interest.
Independent Examination	The process by which an Independent Planning Inspector may publicly examine a 'Development Plan Document' or a 'Statement of Community Involvement', and any representations, before issuing a binding report.
Infrastructure	The physical features (for example roads, rails, and stations) that make up the transport network.
Inspector's Report	A report issued by an Independent Planning Inspector regarding the planning issues debated at the independent examination of a development plan or a planning inquiry. Reports into DPDs will be binding upon local authorities.
Intermediate Housing	Housing at prices and rents above those of social rent, but below market price or rents, and which meet the affordable housing criteria. These can include shared equity, other low cost homes for sale and intermediate rent.
Issues, Options & Preferred Options	The "pre-submission" consultation stages on DPDs with the objective of gaining public consensus over proposals ahead of submission to Government for independent examination.
Listed Building	A building of special architectural or historic interest. Graded I (highest quality), II* or II.
Local Centre	Includes a range of small shops and perhaps limited services of a local nature, serving a small catchment. Sometimes also referred to as a local neighbourhood centre.
Local Development Documents (LDDs)	These include Development Plan Documents, which will form part of the statutory development plan, and Supplementary Planning Documents, which do not form part of the statutory development plan. LDDs collectively deliver the spatial planning strategy for the local planning authority's area, and they may be prepared jointly between local planning authorities.
Local Development Framework (LDF)	The local development framework is a non-statutory term used to describe a folder of documents, which includes all the local planning authority's local development documents (comprised of development plan documents, which will form part of the statutory development plan, and supplementary planning documents). The local development framework will also comprise the statement of community involvement, the local development scheme and the annual monitoring report.
Local Development Scheme (LDS)	The local planning authority's time-scaled programme for the preparation of Local Development Documents that must be agreed with Government and reviewed every year.
Local Plan	An old-style development plan prepared by District and other Local Planning Authorities. These plans will continue to operate for a time after the commencement of the new development plan system, by virtue of specific transitional provisions.

1 Glossary

Local Planning Authority	The local authority or council that is empowered by law to exercise planning functions. Often the local borough or district council.
Local Transport Plan (LTP)	A five-year integrated transport strategy, prepared by local authorities in partnership with the community, seeking funding to help provide local transport projects. The plan sets out the resources predicted for delivery of the targets identified in the strategy. Local transport plans should be consistent with the policies and priorities set out in the Regional Transport Strategy as an integral part of the RSS.
Low Cost Market Housing	Small housing units provided without subsidy to meet the needs of households with income levels just adequate to access the housing market.
Mixed use (or mixed use development)	Provision of a mix of complementary uses, such as say residential, community and leisure uses, on a site or within a particular area.
Nature Conservation	The protection, management and promotion of wildlife habitat for the benefit of wild species, as well as the communities that use and enjoy them.
Need (in retail terms)	The balance of supply and demand between retailers and consumers. Often measured in terms of excess expenditure (or money) available to allow new shops to be built.
Neighbourhood Centre	A number of shops serving a local neighbourhood, sometimes referred to as a Local Centre.
Open Space	All space of public value, including not just land, but also areas of water such as rivers, canals, lakes and reservoirs, which can offer opportunities for sport and recreation. They can also act as a visual amenity and a haven for wildlife.
Planning & Compulsory Purchase Act 2004	The Act updates elements of the 1990 Town & Country Planning Act. The Planning and Compulsory Purchase Act 2004 introduces: • a statutory system for regional planning; • a new system for local planning; reforms to the development control and compulsory purchase and compensation systems; and • removes crown immunity from planning controls.
Planning Policy Guidance (PPG)	Issued by central Government setting out its national land use policies for England on different areas of planning. These are being replaced by Planning Policy Statements.
Planning Policy Statement (PPS)	Issued by central Government to replace the existing Planning Policy Guidance notes, in order to provide greater clarity and to remove from national policy advice on practical implementation, which is better expressed as guidance rather than policy.
Previously Developed Land (PDL) or 'Brownfield' land	Previously developed land is that which is or was occupied by a permanent structure (excluding agricultural or forestry buildings), and associated fixed surface infrastructure. The definition covers the curtilage of the development. Planning Policy Guidance Note 3 "Housing" has a detailed definition.

Protected Species	Plants and animal species afforded protection under certain Acts of Law and Regulations.
Regeneration	The economic, social and environmental renewal and improvement of rural and urban areas.
Regional Planning Body (RPB) / Regional Assembly	Each of the English regions outside of London has a Regional Chamber that the regions generally call "Regional Assemblies" (not to be confused with the term "Elected Regional Assemblies"). They are responsible for developing and co-ordinating a strategic vision for improving the quality of life in a region. The Assembly is responsible for setting priorities and preparing certain regional strategies, including Regional Spatial Strategies. For example, in the West Midlands the RPB is the West Midlands Regional Assembly.
Regional Spatial Strategy (RSS)	A strategy for how a region should look in 15 to 20 years time and possibly longer. It identifies the scale and distribution of new housing in the region, indicates areas for regeneration, expansion or sub-regional planning and specifies priorities for the environment, transport, infrastructure, economic development, agriculture, minerals and waste treatment and disposal. The West Midlands Regional Planning Guidance (RPG 11), approved June 2004, is now considered RSS and forms part of the development plan. The RPB has commenced a partial review of the RSS.
Renewable Energy	Energy produced from a sustainable source that avoids the depletion of the earth's finite natural resources, such as oil or gas. Sources in use or in development include energy from the sun, wind, hydro-power, ocean energy and biomass.
Retail Floorspace	Total floor area of the property that is associated with all retail uses. Usually measured in square metres.
Saved Policies / Saved Plan	Policies within Unitary Development Plans, Local Plans, and Structure Plans that are saved for a time period during replacement production of Local Development Documents.
Section 106 Agreement	A legal agreement under section 106 of the 1990 Town & Country Planning Act. See also: Planning Obligations and Agreements.
Sequential approach / sequential test	A planning principle that seeks to identify, allocate or develop certain types or locations of land before the consideration of others. For example, Brownfield housing sites before Greenfield sites, or town centre retail sites before out-of-centre sites.
Shared Equity Housing	Housing available for rent where a proportion is also available to purchase.
Site of Special Scientific Interest (SSSI)	A site identified under the Wildlife and Countryside Act 1981 (as incorporated in the Countryside and Rights of Way Act 2000) as an area of special interest by reason of any of its flora, fauna, geological or physiographical features (basically, plants, animals, and natural features relating to the Earth's structure).

Social Rented Housing	Rented housing owned and managed by local authorities and registered social landlords, for which guideline target rents are determined through a national rent regime.
Soundness	A term referring to the justification of a Development Plan Document. A DPD is considered "sound" and based upon good evidence unless it can be shown to be unsound.
Spatial Planning	Spatial planning goes beyond traditional land use planning to bring together and integrate policies for the development and use of land with other policies and programmes which influence the nature of places and how they function. That will include policies which can impact on land use, for example by influencing the demands on, or needs for, development, but which are not capable of being delivered solely or mainly through the granting or refusal of planning permission and which may be implemented by other means.
Statement of Community Involvement (SCI)	The SCI sets out standards to be achieved by the local authority in involving the community in the preparation, alteration and continuing review of all local development documents and development control decisions.
Statement of Consultation / Statement of Compliance	A report or statement issued by local planning authorities explaining how they have complied with their SCI during consultation on Local Development Documents.
Strategic Environmental Assessment (SEA)	An environmental assessment of certain plans and programmes, including those in the field of planning and land use, which complies with the EU Directive 2001/42/EC. The environmental assessment involves the: • preparation of an environmental report; • carrying out of consultations; • taking into account of the environmental report and the results of the consultations in decision making; • provision of information when the plan or programme is adopted; and • showing that the results of the environment assessment have been taken into account.
Strategic Flood Risk Assessment (SFRA)	An assessment of the likelihood of flooding in a particular area so that development needs and mitigation measures can be carefully considered.
Structure Plan	An old-style development plan, which sets out strategic planning policies and forms the basis for detailed policies in local plans and Development Plan Documents. These plans will continue to operate for a time after the commencement of the new development plan system, due to transitional provisions under planning reform.
Submission Document	A Development Plan Document submitted to the Secretary of State for independent examination before a Government appointed Planning Inspector.

Supplementary Planning Document (SPD)	An SPD is a Local Development Document that may cover a range of issues, thematic or site specific, and provides further detail of policies and proposals in a 'parent' DPD.
Sustainability Appraisal (including Environmental Appraisal)	The process of weighing and assessing all the policies in a development plan, Local Development Document, or Regional Spatial Strategy, for their global, national and local implications. (See also Strategic Environmental Assessment).
Sustainable Communities	ODPM has referred to sustainable communities as 'places where people want to live and work, now and in the future'. Creating communities that are more sustainable will generally mean seeking to provide a range of homes, jobs and facilities that enables people to meet more of their needs locally without the need to make long journeys by private transport.
Sustainable Community Strategy	A strategy prepared by a community to help deliver local aspirations, under the Local Government Act 2000.
Sustainable Development	A widely used definition drawn up by the World Commission on Environment and Development in 1987: "development that meets the needs of the present without compromising the ability of future generations to meet their own needs". The Government has set out four aims for sustainable development in its strategy "A Better Quality of Life, a Strategy for Sustainable Development in the UK". The four aims, to be achieved at the same time, are: social progress which recognises the needs of everyone; effective protection of the environment; the prudent use of natural resources; and maintenance of high and stable levels of economic growth and employment.
Sustainable travel / Sustainable Transport	Often meaning walking, cycling and public transport (and in some circumstances "car sharing"), which is considered to be less damaging to the environment and which contributes less to traffic congestion than one-person car journeys.
Traffic Impact Assessment (TIA)	An assessment of the effects upon the surrounding area by traffic as a result of a development, such as increased traffic flows that may require highway improvements.
Travel Plan (sometimes called a 'green travel' or 'commuter' plan)	A travel plan aims to promote sustainable travel choices (for example cycling) as an alternative to single occupancy car journeys that may impact negatively on the environment, congestion and road safety. Travel Plans can be required when granting planning permission for new developments.
Viability	In terms of retailing, a centre that is capable of success or continuing effectiveness.
Vitality	In terms of retailing, the capacity of a centre to grow or develop.

Windfall Site	A site not specifically allocated for development in a development plan, but which unexpectedly becomes available for development during the lifetime of a plan. Most "windfalls" are referred to in a housing context.

Table 1.1 Glossary