

"Planning a positive future for us all"
Lichfield District Core Strategy



Shaping our District

November 2010



Lichfield
district council
www.lichfelddc.gov.uk

Preface

The newly formed coalition Government has set out a number of intentions that has a bearing on how Lichfield District Council takes forward a local planning policy framework, particularly in the light of the forthcoming Decentralisation and Localism Bill due for enactment in November 2011. Changes to national guidance to date are limited, but these allow for greater decision making on the form of development proposals to be made at the local level. However the fact remains that local planning authorities should continue to develop LDF Core Strategies and other DPDs, reflecting local people's needs and aspirations together with decisions on important issues such as climate change, housing and economic development.

We know that circumstances are changing and will continue to do so over the plan period. The Core Strategy needs to be robust and flexible to be able to adapt to a range of circumstances: at the moment the economy is of particular concern and we need to be able to deliver a sound plan which takes account of changing land values and economic viability in bringing appropriate development forward. Details of the High Speed rail link, which has the potential to impact upon our District, are currently emerging and we need to ensure that our plan is sufficiently robust to be able to respond. There will be other changes, economic, environmental, political and social, and the plan must be able to move with the times in a consistent, flexible and sound manner.

An up-to-date local policy framework provides us with an important tool to help deal with changing and increased development pressures, assisting the District Council and its partners in delivering key social, economic and environmental objectives and, perhaps most importantly, being able to make the right decisions for Lichfield District locally.

With the Regional Spatial Strategy intended to be abolished in 2011, this allows the District Council, through community consultation, to determine the future of Lichfield District to 2026, based on robust evidence and appropriate analysis of the issues.

The District Council has collected and published a broad range of technical information to assist in the consideration of local issues. This document reflects this locally derived evidence and also takes account of the representations received to date from our local communities and stakeholders. We have received over 10,000 comments on the emerging Core Strategy to date expressing a wide variety of views and we have made substantial changes to the strategy to take account of these. With a comprehensive evidence base and significant input from local communities, this puts us in a strong position, locally, to determine Lichfield District's future to 2026. To build upon this, it is considered important to provide local communities with a further opportunity to shape our emerging our plans and policies.

In due course there will be further opportunity to 'have your say' on the Core Strategy, with publication of a final draft Core Strategy in summer 2011. This will allow anyone to make formal representations and have their views considered at an examination in public by an independent inspector.



Councillor Roberts

Cabinet Member for Development Services

Seeking Your Views

This emerging Core Strategy has been published to gather the views of local people.

The period for submitting your views runs from 19th November 2010 until the 28th February 2011.

To work towards the preparation of this emerging Core Strategy, consultation has already taken place on an initial [Issues & Options Document](#), [Preferred Options Document](#) and a [Policy Directions Document](#). These consultation stages provided important information, identifying issues to be addressed, further local issues to be examined, a vision to be strived for, spatial objectives to be delivered and a framework upon which to develop strategic and development management policies.

This is another informal opportunity to make your representations on the emerging Core Strategy prior to a formal publication and submission to the Secretary of State in 2011.

Supporting Documents

Interim Sustainability Appraisal (SA)

The purpose of Sustainability Appraisal is to promote sustainable development through better integration of sustainability considerations into the preparation of plans. The Sustainability Appraisal has identified relevant sustainability objectives for the District and provided an independent assessment throughout the Core Strategy preparation process. Thus the Core Strategy Sustainability Appraisal has informed the spatial strategy, vision, objectives and policies of the Core Strategy and collectively sets out elements of how the draft Proposed Core Strategy DPD has been formulated.

Draft Infrastructure Delivery Plan (IDP)

Improvements to infrastructure will be fundamental to achieving our ambition for Lichfield District to 2026 including dealing with existing deficiencies and to cater for a changing population. Proposed development in Lichfield District must be supported by improvements to physical, social and green infrastructure, and where necessary, be delivered in advance of development. Infrastructure will include facilities needed for development to function and to ensure the integration and creation of sustainable communities. The draft Infrastructure Delivery Plan sets out a framework of proposed infrastructure requirements for the District through engagement with our partners and feedback received through community consultation.

Evidence Base

A range of technical studies that have informed the emerging Core Strategy. These technical studies can be viewed and downloaded on our website <http://www.lichfielddc.gov.uk/evidence>

We would welcome your views on any element of the published evidence base.

How to comment:

You can use our online consultation centre (Limehouse) to submit your representations.

To view the documents and to submit your comments through our consultation centre please visit www.lichfielddc.gov.uk/newldf

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

You can submit your representations to the Council care of the Planning Policy Manager, Development Services, Lichfield District Council, Frog Lane, Lichfield, Staffordshire, WS13 6YZ. Or you can email representation to the team at developmentplans@lichfielddc.gov.uk

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 - 15.30, Thursday 09.30 - 13.00)
- Old Mining College Centre, Queen Street, Chasetown, Burntwood, Staffordshire WS7 8QH (Monday-Friday 09.00 -17.00)

And at the following libraries

- Brereton Library, Talbot Road, Rugeley, WS15 1AU (Monday 14.00-17.00, Tuesday & Thursday 09.00-13.00 & 14.00-17.00, Friday 14.00-18.00 & Saturday 09.30 – 13.00)
- Brownhills Library, Park View Centre, Chester Road North, Brownhills, WS8 7JB (Tuesday, Wednesday, Thursday, Friday 9.00 – 18.00 & 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 – 19.00, Thursday 09.00 – 13.00 & Saturday 09.30 – 16.00)
- Burton Library, High Street, Burton-upon-Trent, DE14 1AH (Monday, Wednesday, Friday 08.30 – 18.00, Tuesday 10.00 – 18.00, Thursday 8.30 – 20.00 & Saturday 08.30 – 16.30)
- 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)
- Rugeley Library, Anson Street, Rugeley, WS15 2BE (Monday & Thursday 09.00-18.00, Tuesday & Friday 09.00-17.00, Wednesday 09.00-13.00, Saturday 09.00-16.00)
- Shenstone Library, Main Street, Shenstone, WS14 0NF (Tuesday & Friday 09.00-13.30/14.30 – 19.00 & Saturday 09.30 – 13.00)
- Tamworth Library, Corporation Street, Tamworth, Staffs, B79 7DN (Monday & Tuesday 09.00 – 19.00, Wednesday & Friday 09.00 – 18.00, Thursday 10.00 – 18.00 & Saturday 09.00 – 16.00)
- Mobile Library (services operated from Lichfield – two vehicles)

What Happens Next?

Once the period for making representations ends on 28th February 2011 we anticipate working to the following timetable, which will allow a further formal opportunity to provide your views:

- Formal Publication Consultation Stage July 2011
- Submission to Secretary of State in October 2011
- Examination in Public (Hearing Sessions) starting in January 2012
- Adoption in March 2012

Deadline for your views

REPRESENTATIONS MUST BE RECEIVED BY **MONDAY 28th FEBRUARY 2011**

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1 Introduction

1.1 The Local Development Framework (LDF) will plan, monitor and manage future growth and change in Lichfield District up to 2026. Whilst the previous Local Plan focused on development control, the LDF will cover a broader range of spatial issues that contribute towards the creation of sustainable communities, including issues such as climate change and infrastructure provision.

1.2 The Lichfield District LDF will comprise a range of Local Development Documents (LDDs) including the following:

Local Development Scheme (LDS)	LDF Process
Statement of Community Involvement (SCI)	
Core Strategy	LDF Strategy & Policy
Allocations of Land & Site Development Policies	
Supplementary Planning Documents (SPD)	Interpretation & Guidance
Annual Monitoring Report (AMR)	Monitoring

Table 1.1 Local Development Documents

1.3 The Core Strategy is a key document and provides the broad policy directions to guide the other documents within the LDF. The Core Strategy establishes a long-term strategy to manage development, provide services, deliver infrastructure and create sustainable communities. It comprises the vision and strategic objectives, a spatial development strategy, core policies and development management policies and explains how we will implement and monitor the strategy. Its effectiveness will be monitored on a yearly basis through the production of an Annual Monitoring Report (AMR) and will be reviewed when necessary.

1.4 The Core Strategy will contain broad policies, known as Core Policies, for steering and shaping development as well as defining areas where development should be limited. It will also set out more detailed day-to-day development policies through which development will be delivered. The overall strategy will manage change that is necessary to meet the needs of current and future generations.

1.5 This consultation document sets out the District Council’s draft Core Policies and general development policies for consultation. It should be noted that the final wording of the policies may be different from those presented in this consultation document, as responses to the consultation may lead to changes or completely different policy alternatives being carried forward. The District Council will ultimately be guided by national policy and evidence but will seek to ensure that the policies in the Core Strategy are both locally distinctive and not repetitive of national policy. This consultation represents a further step in the process enabling local communities, stakeholders and all interested parties to give feedback on the development of the most appropriate planning strategy and policies for Lichfield District.

1.6 The District Council has undertaken a Sustainability Appraisal and an Appropriate Assessment of the Cannock Chase Special Area of Conservation (SAC) to evaluate the sustainability of the proposed strategy, policies and proposals. A draft Infrastructure Delivery Plan (IDP) has also been published for consultation and accompanies this emerging Core Strategy.

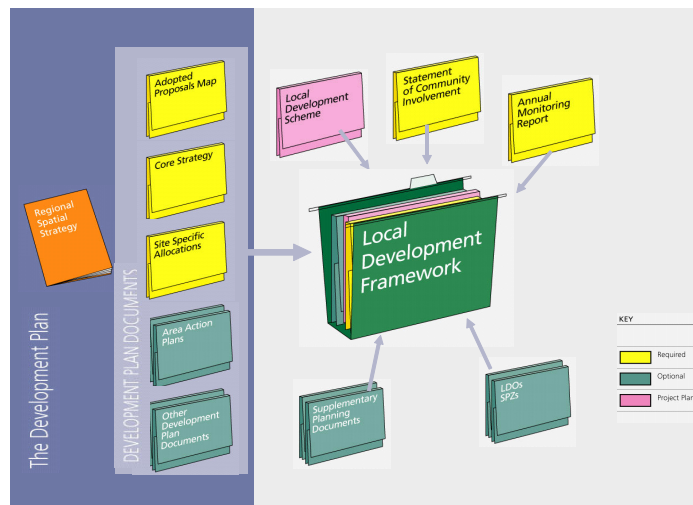


Figure 1.1 Components of an LDF

Conformity with Other Policies & Strategies

1.7 The 2004 Planning & Compulsory Purchase Act requires the Core Strategy and the LDF to be consistent with national planning policy, the West Midlands Regional Spatial Strategy (to be abolished) and the Sustainable Community Strategies for Staffordshire and Lichfield District. All subsequent Development Plan Documents and Supplementary Planning Documents in the LDF will need to be in conformity with the Core Strategy. Accordingly, the Core Strategy has been prepared in conformity with the following policies and strategies.

National Planning Policy

1.8 National planning policy is primarily set out in Planning Policy Guidance (PPG) which is progressively being updated and issued as Planning Policy Statements (PPS). PPS1 summarises six key principles of sustainable planning which this Core Strategy seeks to follow:

- Sustainable communities – Development plans should ensure that economic, social, and environmental objectives are achieved together over time;
- Development plans should ensure that they contribute to global sustainability by addressing the causes and potential impacts of climate change;
- Development plans need to take a spatial approach. This means that they need to integrate traditional land use planning policies with other policies and programmes which influence the nature of places and how they function;
- Planning policies should promote high quality inclusive design;
- Development plans should contain clear, comprehensive, and inclusive access policies;
- Community involvement is an essential element of the planning process.

Sustainable Communities Strategies

1.9 [Our County, Our Vision: A Sustainable Community Strategy for Staffordshire 2008-2023](#) has been prepared by the Staffordshire Strategic Partnership. It is a fifteen year vision to improve the quality of life for all our people, by increasing economic prosperity, improving local services, and developing partnership working. To achieve this vision the following priorities have been identified:

- a vibrant, prosperous and sustainable economy;

- strong, safe and cohesive communities;
- improved health and sense of well-being; and
- a protected, enhanced and respected environment.

1.10 The [Lichfield District Sustainable Community Strategy \(2006-2021\)](#) has been prepared by the Lichfield District Strategic Partnership and 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 themes:

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

1.11 The LDF will provide one of the primary means of delivering the spatial elements of the Sustainable Community Strategy (SCS). The key priorities of the SCS are:

Sustainable Communities

Lichfield District must be a place where sustainable communities are created that embodies the principles of sustainable development at the local level.

Lichfield District must be a place where people can continue to afford to live, work and travel, where any new developments are carefully planned to create sustainable communities that fit well with the existing environment and meet local needs, without compromising the needs of future generations.

Children & Young People

Lichfield District must be a place where children and young people are healthy, safe, enjoy and achieve, have the opportunity to make a positive contribution to their community and are economically secure.

Safer & Stronger Communities

Lichfield District must be a place where individuals, neighbourhoods and communities are increasingly free from both crime and the fear of crime, and in which the environment is clean, green and pleasant to live.

Healthier Communities & Older People

Lichfield District must be a place where all people have the opportunity to live long, healthy and happy lives because of the information, choices and quality of services provided to them.

Economic Development & Enterprise

Lichfield District must be a place where trade can flourish and competitiveness can act as a stimulus for growth and greater resource efficiency. It must be a place where people of different skills and abilities have the opportunity to live and work.



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2 Spatial Portrait of the District

2.1 Lichfield District is located in south-east Staffordshire, and close to the northern part of the West Midlands conurbation. The District has two main settlements, the cathedral city of Lichfield and the town of Burntwood, as well as many villages within a varied and attractive rural area. Some of the rural settlements are physically connected to urban areas that lie within the administrative boundaries of other Local Authority areas, including Little Aston which adjoins Sutton Coldfield and Streetly, and Fazeley which adjoins Tamworth. The town of Rugeley, which lies within Cannock Chase District, sits on the north-western boundary of Lichfield District.

Lichfield District Council



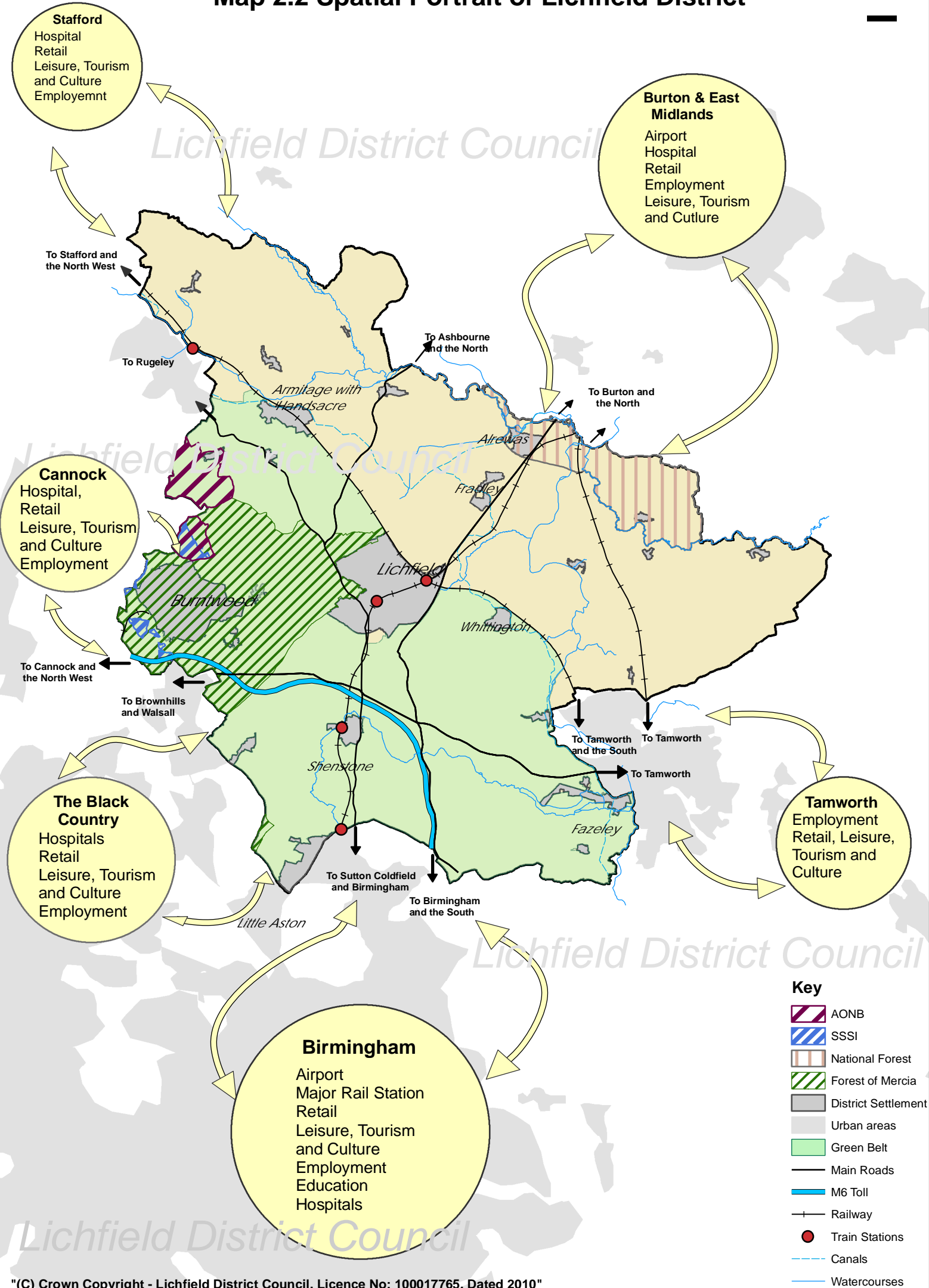
"(C) Crown Copyright - Lichfield District Council. Licence No: 100017765. Dated 2010"

Map 2.1 Sub-Regional Context

2.2 Lichfield District has historically proven to be an attractive location for people to live. It has been a significant destination for migrants from the West Midlands conurbation and other nearby towns. In the past this has led to pressure for housing growth over and above the needs arising purely from within the District.

2.3 The availability of jobs, the history of in-migration in the District and the regional pattern of larger town centres all contribute to a high level of travel by residents of the District. High car usage is supported by generally good road connections, with the A38 and A5 being important routes to the north/south and east/west respectively. The construction of the M6 Toll has further increased accessibility and raised the profile of the District as an area for business investment, both in terms of distribution and office market potential. Although the availability of a frequent rail service from Lichfield via the cross-city rail line allows a degree of rail commuting, journey to work movements from the District are largely made by car. This is one of the factors, combined with a high level of gas consumption in the regional context, that results in a relatively high level of carbon emissions by District residents and a need to have a spatial strategy and development policies that will make a local contribution to combating the effects of climate change.

Map 2.2 Spatial Portrait of Lichfield District



Character, Environment & History

2.4 The city of Lichfield is an important historic centre, with a major conservation area based around the Cathedral, a medieval street pattern and historic city centre buildings. The cathedral spires (the 'ladies of the vale'), are visible from many points in the wider rural landscape. Post war growth has been a feature of the city, which saw some major housing estates developed through 'overspill' agreements, mainly in the north of the city and these are now the subject of initiatives to help their regeneration. More recent housing developments from the 1980's at Boley Park and since 2000 at Darwin Park, have seen further outward expansion and growth of the city, to the south-east and south-west respectively.

2.5 Burntwood is a town that has been formed by more recent growth and is the amalgamation of several smaller settlements through significant residential growth from the 1960's to the 1990's. The character and physical structure of Burntwood is therefore unusual for a freestanding town. The structure and rate of its growth have had consequences that planning policies have previously sought to address, in particular the need for a range of facilities and jobs that are appropriate for a town of its size that enable people to work, shop and take part in social activities locally.

2.6 The rural landscape forms the setting for our villages that mainly have an agricultural past. Although many rural parts of the District have good quality agricultural land and remain productive, in common with most areas there is now relatively little employment in agriculture. Some of the larger rural settlements have a modern employment base with Fradley providing significant employment opportunities and others with small industrial estates or major employers, notably Armitage with Handsacre, Fazeley and Shenstone. There are 20 village conservation areas within the District, which is an indication of the historic and architectural quality of the rural settlements. There are 22 conservation areas in total, with approximately 800 listed buildings across the District.

2.7 The landscape of the District is varied due to underlying variations in geology and the presence of two major river valleys of the River Trent and River Tame that have a confluence to the east of Alrewas. While modern changes to the landscape have been substantial, there remains evidence of former landscapes across the District and therefore historic environment character is a significant factor to be taken into account in determining future strategies, including development locations.

2.8 There are several areas of high landscape and nature conservation quality. Of greatest importance are the River Mease Special Area of Conservation (SAC) and the eastern fringes of the Cannock Chase Area of Outstanding Natural Beauty (AONB), where there is a statutory obligation to protect and manage. Lichfield District Council is a partner in this process and recognises the influence that the AONB and SAC needs to have in determining our development strategy. There are also 6 designated Site of Special Scientific Interest (SSSIs) within the District which need careful management and protection. The varied landscapes within the District are home to a rich biodiversity resource, providing many types of habitats. One of the considerations for the Core Strategy is the need to stem the gradual loss of biodiversity that has seen a decline in the extent of lowland heathland and loss of local biodiversity sites. Recent years have seen the introduction of sustainable management practices at Chasewater and strategies such as the Central Rivers Initiative, which both look to make the most of opportunities arising in these areas for management and habitat creation. The Forest of Mercia and the National Forest are both landscape orientated initiatives that seek to fundamentally change the character of parts of the District and to redress the major loss of woodland that the area has suffered. A Biodiversity Enhancement Area has also been identified as a major regional project that extends from Cannock Chase to Sutton Park; aimed at promoting the improved management of lowland heathland.

2.9 Part of Lichfield District is covered by the West Midlands Green Belt. This has meant that the southern part of the District has been subject to development restraint for many years and the northern part of the District has been less constrained for rural growth, allowing for employment provision centred around the former Fradley airfield and housing growth in Armitage with Handsacre, Fradley and Alrewas.

Community Characteristics

2.10 Although the demographics of different communities within the District vary considerably, there are some general characteristics of the population of the District that have a bearing on future needs, including age structure and the potential implications of an ageing population.

Population	District	West Midlands	England
Total Population ⁽¹⁾	98,300	5,431,100	51,809,700
Under 16	17.9%	19.4%	18.7%
Working Age ⁽²⁾	58.8%	60.6%	61.9%
Older People ⁽³⁾	23.3%	20.0%	19.3%
Ethnic Composition (%) ⁽⁴⁾			
White	96.57	88.74	90.92
White Irish / White Other	1.57		
Mixed	0.54	1.39	1.31
Asian or Asian British	0.78	7.32	4.58
Black or Black British	0.25	1.98	2.3
Chinese or Other Ethnic Group	0.29	0.47	0.89

Table 2.1 Population & Ethnic Composition

2.11 The 2009 Mid-Year Population projections estimate that Lichfield District's population has grown to 98,300, from 93,232 as recorded in the 2001 census, this equates to an increase of 5,068 people, or growth of 5.4%. Figures show that 23.3% of the District's population is within the Older People category and 17.9% are under 16 years of age. The proportion of Under 16s is lower than the national and regional averages and the proportion of Older People is higher than the national and regional averages. The number of Older People within the District has grown significantly since the 2001 Census from 15.5% to 23.3%. An ageing population is recognised as a national issue, however, these figures show that the ageing of the population within Lichfield District and its movement into retirement and older age groups, could be a greater issue than for many areas of the region.

1 2009 Mid-year Population Estimates. ONS ©. Crown Copyright, 2010

2 Working age is now defined as 16-64 for males and females

3 Older people are now defined as 65+ for males and females

4 2001 Census. ONS ©. Crown Copyright, 2001

2.12 In terms of the working age population for Lichfield District, in 2009 this was just below 59%, compared to 60.6% for the West Midlands as a whole and 61.9% for Great Britain. However of these, some 76.6% of the working population were economically active, compared with 68.5% for the West Midlands and 70.3% for Great Britain.

2.13 The ethnic make-up of Lichfield District differs significantly from the regional and national compositions, with people of White British origin accounting for a larger proportion of the population than any other ethnic group (96.6% of the population according to the 2001 Census).

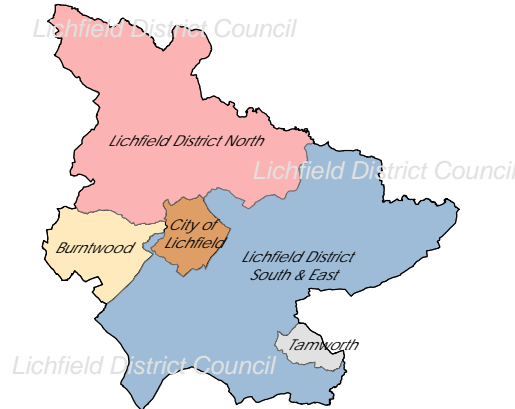
2.14 Lichfield District is often considered to be a relatively prosperous area in the regional and national context, ranking as low as 258th of 348 in Local Authorities ranking of areas of overall deprivation in 2007, a slight increase from 2004⁽⁵⁾. Whilst it is generally true as an indication of prosperity and the health of communities that deprivation in the area is not severe, there are however pockets of deprivation, of different types, that are present in some communities. Significant among these are Chasetown and Chadsmead wards in terms of overall deprivation, whilst several rural wards, mostly in the northern part of the District, are significant in term of barriers preventing access to housing, local services and amenities.

	Indices of Multiple Deprivation (IMD) 2007	
	IMD 2004	IMD 2007
Rank of Average Score	259	258
Rank of Income	258	258
Rank of Employment Scale	223	237

Table 2.2 Indices of Multiple Deprivation

Housing

2.15 There are five Housing Market Areas identified within Lichfield District in the Strategic Housing Market Assessment (December 2008). Four of the five areas are wholly contained within Lichfield District, whilst the ward of Fazeley falls within the Tamworth Market Area. These are shown on Map 2.3 below.



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Map 2.3 Our Housing Market Areas

2.16 The overall quality of housing within Lichfield District is generally good and there is a high level of owner occupation, at over 79%, whilst social rented housing accounts for only about 13.5% of the total. The principal issues in relation to housing are affordability and meeting housing requirements.

	2006/2007	2007/2008
Affordability Index - Price:Income Ratio	6.4	5.5

Table 2.3 Affordability Index Source: Hometrack Data

2.17 The Affordability Index highlights how affordable an area is to live in by dividing house price by income, with lower figures indicating that an area is more affordable to live in. Lichfield District's 'price:income ratio' decreased between 2006 and 2007, however it still remains relatively high in comparison with regional and national figures. In terms of affordability, the ratio of income to house prices is the highest in Staffordshire. Although there are significant variations in affordability within the District, there is a need for more affordable housing in all areas, to serve the needs of Lichfield, Burntwood and some rural parts of the District where high house prices and limited availability are significant.

Education, Economy & Employment

	2007	2008	2009	Average for 2009 (England)	Source
% of pupils achieving 5+ GCSE grades A*-C ⁽⁶⁾	57.9%	67.6%	70.4%	70%	Department for Education, 'In Your Area' website 2010
Average 'A' Level Points Score per candidate ⁽⁷⁾	687.2	693.7	707.6	739.1	

Table 2.4 Education Department for Children, Schools and Families

6 score is for Lichfield District
 7 score is for Staffordshire County

2.18 There are 47 schools within Lichfield District, including 6 secondary schools or colleges. Staffordshire University also offers a range of courses from its campus based in Lichfield City. The percentage of students achieving high GCSE grades has increased considerably between 2007 and 2009, now sitting slightly above both the average for England.

2.19 The nature of employment in the District has changed significantly over time with the decline of traditional engineering industries. There has been a substantial increase in distribution, particularly with the development of employment at Fradley airfield, however the significance of Lichfield as a centre for administration and professional services has remained. As well as industrial, service and limited agricultural employment the District has a notable minerals industry, now confined to the extraction of sand and gravel within the Tame and Trent Valleys and the sandstone ridge extending from Weeford to Hopwas. The rate of future extraction and locations for working are currently being considered through the preparation of a Minerals Core Strategy by the Minerals Planning Authority, Staffordshire County Council.

Employment by Sector	Number of Employees	Percentage
Manufacturing	5,100	12.8
Construction	2,300	5.6
Distribution, Hotels and Restaurants	8,900	22.3
Transport and Communications	2,900	7.2
Finance, IT and other Business Activities	8,200	20.5
Public Admin, Education and Health	9,100	22.8
Other Services	2,500	6.2
Tourism Related	3,200	8.0

Table 2.5 Employment by Sector Nomis - Official Labour Market Statistics (2008 latest figures)

2.20 Tourism is a significant part of the local economy based on the heritage, character and environment of the area, with Lichfield City being a particular focal point. There are a number of individual important visitor attractions within the District whose future needs are factors for the Core Strategy to consider. These include Drayton Manor Park, which lies in the Green Belt on the edge of Fazeley, the developing attraction of the National Memorial Arboretum, the sub-regional attraction of Chasewater Country Park and the Cannock Chase Area of Outstanding Natural Beauty.

	2008/09
Total number of tourists to the District	2,760,350
Average Tourist Spend (per visit)	£39.85
Visit Lichfield website hits (unique IPs)	61,359

Table 2.6 Tourism within Lichfield District

2.21 People living in Lichfield District on average earn 16% more than people working in Lichfield District, which is an indication of residents travelling out of the District for higher paid jobs elsewhere, principally within the wider West Midlands. The recent economic downturn is showing an impact within

the District as unemployment rose for residents of Lichfield District from 2,124 in March 2009, to 3,200 in March 2010. This translated to a rise from 3.6% to 6.2% of the working age population, compared to figures of 9.3% for the West Midlands and 7.5% Nationally.

	Lichfield (£)	West Midlands (£)	Great Britain (£)
Earnings by residents	£28,688.40	£23,784.80	£25,532.00
Earnings by workplace	£24,668.80	£23,732.80	£25,490.40

Table 2.7 Average Annual Income Gross (Nomis - Official Labour Market Statistics March 2010)



Vision & Strategic Objectives

3 Vision & Strategic Objectives

Shaping Our Strategy

3.1 The Spatial Strategy must consider issues that affect how Lichfield District, including its countryside should change to meet needs, or be protected from change. With Regional Strategies now intended to be abolished, the identification of specific locations within the District and decisions on the distribution of growth should be free to be determined at the local level whilst having regard to national policy where relevant. The Spatial Strategy therefore needs to set out the broad parameters for where and how change will be managed within the District up to 2026, and potentially beyond. In relation to housing, in order to meet the requirements of national policy for the identification of future housing supply, there is an additional need to be specific about where housing growth will occur in the first ten years from the adoption of the strategy.

3.2 The principles for determining where, when and how new development will take place have been arrived at through a process of considering the issues for the District, then considering a range of possible options for the location of new development, taking an initial view on a preferred approach to development and subsequently refining the preferred approach. All of these stages have been informed by evidence available at the time and the results of extensive consultation with relevant national, regional and local organisations and, most importantly, our local communities.

3.3 Key to the development distribution principles contained within the spatial strategy are the vision and strategic objectives that have emerged through this process. In particular the spatial strategy seeks to achieve sustainable development that is focused on complementing the existing sense of place, ownership and community pride in the area, while addressing those parts of the District where these values may need improving. Emphasis is also placed on mitigating and adapting to the adverse impacts of climate change, reducing the need to travel by car and locating new development, including housing, in the most sustainable locations in the context of Lichfield and neighbouring districts.

3.4 The District's Sustainable Community Strategy (SCS) has identified several main themes where action is necessary to improve the quality of life for people living and working in the District. The Spatial Strategy is about how the use of space, the sense of place, the creation and improvement of infrastructure and facilities and the protection and enhancement of the environment can contribute to many of the themes contained within the Sustainable Community Strategies for Lichfield District and Staffordshire County.

3.5 The Spatial Strategy is concerned with working towards increasingly sustainable communities, both urban and rural. This means seeking to meet more of our needs and aspirations locally, particularly through improvements to both the quantity and quality of facilities throughout our network of centres and by improving facilities available to local communities, such as greater transport choices, local community centres and the quality, quantity and accessibility of open spaces.

3.6 Better town centres in particular will contribute to several of the SCS themes, including addressing aspects of social exclusion and poverty. Other themes encompassed include providing new and improved recreational and cultural opportunities, enabling people to live healthier lifestyles, promoting the economy and improving the environment. Improving access to existing facilities, enhancing peoples' pride in, and identity with the place in which they live or work, as well as encouraging more visitors to stay for longer in the area are also factors influenced by the Core Strategy.

3.7 The Spatial Strategy seeks to concentrate major growth within urban areas alongside improvements to existing key services, facilities and infrastructure. This will contribute to reducing the need for travel, but also provide better opportunities for travel by public transport than a more

dispersed growth strategy. Lichfield City is our principal centre and as such this is proposed to be the focus for major growth in town centre uses, such as shopping, offices and leisure activities, as these serve a wider area than their own immediate population.

3.8 Burntwood is a significant freestanding town with its own needs, but has limited facilities. The Spatial Strategy seeks to meet Burntwood's needs that are not presently met locally and currently result in residents of the community having to travel to meet many of their employment, shopping and leisure requirements. The residents of Burntwood have a strong sense of community identity which is very separate from that of Lichfield City. However the area lacks a coherent physical sense of place due to being developed from the amalgamation of several smaller settlements, which experienced significant residential growth from the 1960's to the 1990's, and the residents have expressed a clear wish to see more investment in the town.

3.9 The rural communities of Lichfield District have a strong sense of identity in their own right. Although seen as attractive and relatively affluent, many suffer from a number of difficulties, such as loss of local shops and services, poor or limited public transport and lack of affordable housing. The means of improving the sustainability of rural communities may not be entirely within the powers of local authorities or part of their traditional functions. However, the emerging Spatial Strategy and the Core Policies that follow could guide the policies and actions of other organisations, enabling the needs of rural communities to be met, for example through health and education provision or by protecting or providing access to flexible community facilities which can respond to the changing needs of the community over time.

3.10 For many years Lichfield District has accommodated new housing development significantly above its own local needs. The Regional Spatial Strategy proposed a major change for the District from its role as a major provider of housing for people leaving the West Midlands conurbation, towards a focus upon new housing to mostly meet local needs. However this strategy is due to be abolished. Residents have a strong sense of pride in, and loyalty to, the District but many have to leave in pursuit of more affordable housing or in search of employment. Others remain in the District because of the quality of life it offers but tend to commute into the surrounding conurbations to find jobs. The Core Strategy will continue to seek the development of identified employment locations to provide more local jobs and, as a partnership approach, a wider variety of better paid local jobs linked with skills and training opportunities to reduce the need to commute and also to provide an improved range of local job opportunities.

3.11 A key challenge will be meeting the affordable housing need within the District. With annual affordable housing need, for the next five years, currently in excess of our suggested annual housing target of 400 homes, opportunities are limited in providing new affordable housing alongside open market developments due to issues of viability. New and innovative approaches to provision will therefore need to be explored. Ensuring that such housing is seamlessly incorporated into the wider community to encourage a sense of pride, ownership and belonging will be a vital part of this strategy.

3.12 People who live in and visit the District value the quality of our environment. This includes the historic and built environment and the surrounding countryside, including many areas that are valuable as habitats and as landscape. The Spatial Strategy seeks to protect and in some cases enhance this environment but also to redress some of the losses to habitats suffered in the District by promoting habitat creation and better management of our natural environment.

3.13 Wherever development takes place, good design will be crucial to achieving sustainable development, through the prudent use of land, in making a contribution to minimising the use of other natural resources and in tackling climate change. Minimising opportunities for crime and antisocial behaviour and developing 'lifetime communities' in which everyone feels an equal sense of pride and belonging irrespective of their age, ethnic origin, level of mobility or other social or personal

circumstances can also be influenced by well designed places and buildings. The Core Strategy will therefore incorporate design issues throughout its policies as well as providing links to more detailed guidance.

Vision

3.14 The Vision takes account of existing plans and strategies, including the Staffordshire and Lichfield District Sustainable Community Strategies (SCS), reflecting the views of stakeholders and our local communities to set out what Lichfield District should look like in 2026:

Vision

By 2026, everyone who lives in the District will be proud of their community, experiencing a strong sense of local identity, of safety and of belonging. Everyone will take pride in the District's history, its culture, its well cared for built and natural environment, its commitment to addressing issues of climate change, and the range of facilities that it offers. People will be able to access local employment, and provision for skills and training which suits their aspirations and personal circumstances. Those who visit the District will experience the range of opportunities and assets in which its residents take pride, will be encouraged to stay for longer and will wish to return and promote the area to others. The need to travel by car will be reduced through improvements to public transport, walkways, cycle routes and the canal network.

By 2026 Lichfield City will be a prestigious strategic centre. The historic city centre will be the cultural and economic heart of the District, surrounded by thriving suburbs, villages and countryside. New retail, office, cultural and mixed-use developments will be delivered through regeneration of the city centre and its fringe. Key infrastructure will be delivered and expanded, including improved passenger and park-and-ride facilities at Lichfield Trent Valley and the completion of the Lichfield Southern by-pass to assist in reducing congestion.

The focus for major new development in the District will be on Lichfield City. Sustainable and inclusive communities will be created through the development of sustainable urban neighbourhoods extending the City to the south and to the east, around Streethay. These developments will deliver a range of homes including affordable housing, as well as local services and employment, open space, renewable energy and community facilities and will achieve a high standard of sustainable design and construction. New and existing communities will be supported by a network of district and local centres which will provide local residents with easy access to shopping, employment and services. Public transport, walking and cycling links will be improved to improve connections with local and regional destinations, and to assist in combating climate change.

Burntwood will be a more sustainable and self-contained town with an enlarged and viable town centre that has a suitable range of retail outlets, commercial, leisure, health and cultural facilities of an appropriate scale to meet local needs. Opportunities for new housing will be created through the redevelopment of existing land which is underutilised. Investment in infrastructure will ensure that diversification of the economic base creates enhanced job opportunities and improvements to public and other sustainable transport systems to enable increased transport choices.

An expanded Fradley village will be the principal focus for housing in the rural area, focused around existing and new facilities. Alrewas, Armitage with Handsacre, Fazeley, Little Aston, Shenstone and Whittington will continue their role as key rural settlements that provide essential services and facilities to their communities and the wider rural hinterland including the smaller outlying villages and hamlets. The historic character and local distinctiveness of these key rural settlements and other villages will be protected and enhanced.

New sustainably located development, and improvements to existing communities will have a role in meeting the needs of Lichfield District and will have regard to the needs arising within Rugeley and Tamworth. Such development, coupled with associated infrastructure provision will also address improvements to education, skills, training, health and incomes, leading to reduced levels of deprivation.

The natural environment within the urban and suburban areas and within the wider countryside and varied landscape areas will be conserved and enhanced, and locally important green spaces and corridors will be secured to meet recreational and health needs. Sustainable development will also help protect the biodiversity, cultural and amenity value of the countryside and will minimise use of scarce natural resources, contributing to mitigating and adapting to the adverse effects of climate change.

Strategic Objectives

3.15 The following Core Strategy objectives outline what will need to be achieved to deliver the Vision and address the key issues that have been identified in the District. The Strategic Objectives give direction to the emerging Spatial Strategy.

Strategic Objective 1: Sustainable Communities

To consolidate the sustainability of the existing urban settlements of Lichfield and Burntwood as the District's principal service centres, together with key rural settlements and to ensure that the development of new homes contribute to the creation of balanced and sustainable communities by being located in appropriate settlements and by containing or contributing towards a mix of land uses, facilities and infrastructure appropriate to their location.

Strategic Objective 2: Rural Communities

To develop and maintain more sustainable rural communities through limited local employment and housing development and improvements to public transport facilities and access to an improved range of services.

Strategic Objective 3: Climate Change

To create a District where development meets the needs of our communities whilst minimising its impact on the environment and helps the District to mitigate and adapt to the adverse effects of climate change.

Strategic Objective 4: Infrastructure

To provide the necessary infrastructure to support new and existing communities, including regeneration initiatives in those existing communities where the need for improvements to social, community and environmental infrastructure have been identified, in particular within north Lichfield, Burntwood, Fazeley and Armitage with Handsacre.

Strategic Objective 5: Sustainable Transport

To reduce the need for people to travel by directing most growth towards existing sustainable urban and rural settlements and by increasing the opportunities for travel using sustainable forms of transport by securing improvements to public transport, walking and cycling infrastructure.

Strategic Objective 6: Meeting Housing Needs

To provide an appropriate mix of market, specialist and affordable homes that are well designed and meet the needs of the existing and future residents of Lichfield District.

Strategic Objective 7: Economic Prosperity

To promote economic prosperity by supporting measures that enable the local economy to adapt to changing economic circumstances and to make the most of newly arising economic opportunities.

Strategic Objective 8: Employment Opportunities

To ensure that employment opportunities within the District are created through the development of new enterprise and the support and diversification of existing businesses, to meet the identified needs of local people.

Strategic Objective 9: Centres

To create a prestigious strategic city centre serving Lichfield City and beyond, an enlarged town centre at Burntwood and a vibrant network of district and local centres that stimulate economic activity, enhance the public realm and provide residents' needs at accessible locations.

Strategic Objective 10: Tourism

To increase the attraction of Lichfield District as a tourist destination through supporting and promoting the growth of existing tourist facilities, the provision of a greater variety of accommodation, the development of new attractions appropriate in scale and character to their locations and the enhancement of existing attractions.

Strategic Objective 11: Healthy & Safe Lifestyles

To improve outdoor and indoor leisure and cultural facilities available to those that live and work in and visit the District and to ensure a high standard of community safety, promoting healthier living and reducing inequalities in health and well-being.

Strategic Objective 12: Countryside Character

To protect and enhance the quality and character of the countryside, its landscapes and villages by ensuring that development which takes place to meet identified rural development needs contributes positively to countryside character through enhancements to the local environment.

Strategic Objective 13: Natural Resources

To protect and enhance the quality and diversity of the natural environment within and outside urban areas and help realise the positive contributions which can be made to address climate change.

Strategic Objective 14: Built Environment

To protect and enhance the District's built environment assets, its historic environment and local distinctiveness, ensuring an appropriate balance between built development and open space, protecting the character of residential areas, protecting existing open spaces and improving the quality of and accessibility to open space and semi-natural green spaces.

Strategic Objective 15: High Quality Development

To focus residential, community and commercial facilities into high quality developments within the most sustainable locations whilst protecting and enhancing the quality and character of the existing built and natural environments.



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4 The Spatial Strategy

4.1 The Spatial Strategy sets out the overall approach for the provision of new homes, jobs, infrastructure and community facilities over the plan period and thus outlines the broad approach that will be followed towards managing development and change to 2026. It is consistent with the vision for the District and the strategic objectives needed to implement the vision and provides the link between those objectives and the policies that will guide the implementation of the Core Strategy.

4.2 The Spatial Strategy directs development towards the most sustainable locations, as illustrated by the Lichfield District Key Diagram (Map 4.1), and plans for making best use of, safeguarding and improving our existing facilities and infrastructure to create and maintain sustainable local communities.

Core Policy 1: The Spatial Strategy

Lichfield District Council will promote sustainable development to deliver 8,000 dwellings between 2006 and 2026 within the most sustainable settlements, making best use of and improving existing infrastructure. Throughout the District, growth will be located at the most accessible and sustainable locations in accordance with the Settlement Hierarchy and the key diagrams. Development proposals will be expected to make efficient use of land and prioritise the use of previously developed land (PDL). Proposals will promote sustainability by minimising and/or mitigating pressure on the natural, built and historic environment, natural resources, utilities and infrastructure and areas at risk of flooding, whilst also mitigating and adapting to climate change and reducing the need to travel.

The District Council will direct the majority of future development to the following locations, and will work with partners to deliver the infrastructure and facilities required to support this growth:

- Lichfield City Centre/Urban area
- South Lichfield Strategic Development Location
- East of Lichfield (Streethay) Strategic Development Location
- Burntwood Town Centre/Urban area
- Fradley Strategic Development Location and Broad Development Location
- East Rugeley Strategic Development Location (within Armitage with Handsacre Parish)
- Key Rural Settlements

The Spatial Strategy in relation to employment aims to promote greater opportunities for high value employment within the District, including higher wage opportunities in growth sectors related to business, education and research. Part of the strategy is to provide a balanced portfolio of employment land able to accommodate higher value employment opportunities serving both Lichfield and Burntwood and support for investment and redevelopment of older, well located, existing employment sites.

New and improved retail development will be focused on the commercial centres of Lichfield City and Burntwood. In accordance with the identified hierarchy of centres the role of Lichfield City will be protected and strengthened as our strategic centre, whilst an enlarged town centre at Burntwood to meet local retail needs will be supported. In the key rural villages, centres will be protected and enhanced to meet the day to day needs arising within these settlements and from the wider rural areas that they serve. Existing neighbourhood centres, serving the local needs of our urban communities will be supported and protected, whilst new neighbourhood centres to meet the local needs arising from the creation of new communities within our Strategic and Broad Development Locations will be developed.

Fradley will remain a major focus for employment, but will also play a major role in meeting rural housing need with an expansion of the existing settlements. This will be supported by community, education and health facilities, as well as public transport measures and green infrastructure, to assist in the creation of a cohesive and sustainable community.

In addition to Fradley, new rural housing will be directed towards other identified key rural settlements - Alrewas, Armitage with Handsacre, Fazeley, Little Aston, Shenstone and Whittington. Smaller villages will accommodate housing to meet local needs, mainly within identified village boundaries.

Fazeley will have a role in meeting the housing needs arising from within Tamworth's local housing market, where there is existing housing capacity within the limits of the settlement, and will continue to be a focus for community regeneration. In the longer term, and for consideration in a later Core Strategy, land to the north of Tamworth could assist in delivering further homes, in part, to meet the needs arising from within Tamworth's local housing market. However, the release of sites within this area will be dependent on key infrastructure being delivered within the Anker Valley and further consideration of the potential for land to be brought forward within North Warwickshire.

To the east of Rugeley (within Armitage with Handsacre Parish) housing and employment growth will be accommodated on brownfield land at Rugeley Power Station (which already has permission) and within a Strategic Development Location immediately adjacent.

Development will be co-ordinated with an appropriate transport strategy to support sustainable lifestyles and help address climate change. In Lichfield City the completion of the southern bypass and improvements to the A38 and A5 are key highway schemes that will be supported and facilitated. Rail travel will be enhanced through environmental and infrastructure improvements at Lichfield City Station. At Trent Valley Station accessibility will be improved and a new strategic park and ride facility provided. Proposals for enhancing other rail stations within the District will be supported. To assist in sustainable transport improvements in the longer term, the rail route between Lichfield and Walsall (via Brownhills) will be safeguarded.

The District's significant high quality natural and built environment and key tourism assets will be protected and enhanced in their own right. This is vital to the particular distinctiveness and character of the District providing opportunities for increased biodiversity, recreation, tourism, inward investment, improved health and wellbeing and sense of local identity. Significant assets include the District's important historic built environment and natural, landscape and tourism assets which include Cannock Chase Area of Outstanding Natural Beauty (AONB) and Special Area of Conservation (SAC), Chasewater Country Park, The National Forest and the Forest of Mercia, The National Memorial Arboretum, Drayton Manor Park, the restoration of the Lichfield Canal and the Central Rivers Initiative.

In relation to the District's existing communities and settlements, appropriate proposals which contribute to their improved sustainability, cohesion and community wellbeing will be supported.

The role of the Green Belt is recognised, and in particular that of Major Developed Sites within the Green Belt; with their continuing strategic function to be assessed through the Allocations of Land DPD.

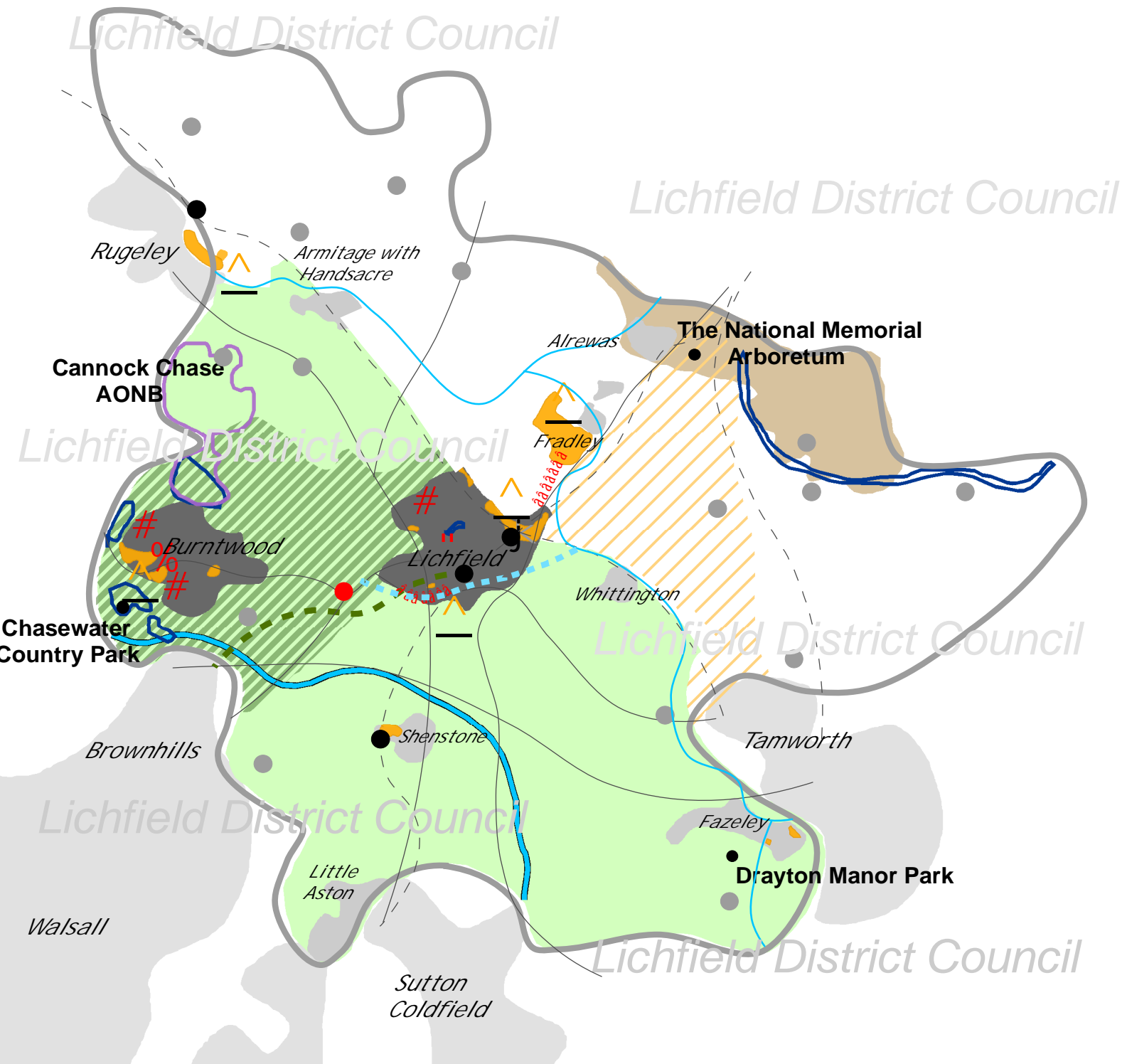
Explanation

4.3 Lichfield District's location is such that there are several other urban areas very close and, in some cases, adjoining the boundary of the District. It is recognised that many of our residents look to these areas to meet their retail, leisure and employment requirements. This is in part because they are not able to meet their needs locally. Likewise, many of the people who work in and use the facilities of the District actually live outside it. This complex pattern of commuting is a feature of modern living. However the Spatial Strategy aims to secure developments and optimise the choice of sustainable travel modes, that enable residents to meet as many as possible of their requirements that can be met locally.

























4.4 To support and achieve sustainable communities it is considered that the majority of development should be focused in the urban centres of the District, making best use of previously developed land, with an emphasis on high quality design and accessibility. The urban areas of Lichfield and Burntwood will be the locations for major new employment, shopping, recreation, cultural and education facilities that will create better balanced settlements and reduce the need to travel. This approach will also assist with the protection of the visual and environmental character of the rural parts of the District, and will enhance Lichfield City and the District as a sustainable tourist attraction. Appropriate improvements and enhancements to existing settlements will improve sustainability, wellbeing and local cohesion by ensuring communities use more local services, travel less and have easier access to a range of facilities and sustainable transport modes to meet their needs.

4.5 The Spatial Strategy identifies that over 400 dwellings per annum could be delivered within the District to 2026. This therefore provides some flexibility if certain sites are put forward for alternative uses through the Allocations of Land and Site Development Policies DPD to still meet our emerging local housing target of upto 8,000 between 2006 and 2026.

Map 4.1 Lichfield District Key Diagram including Settlement Hierarchy



Key

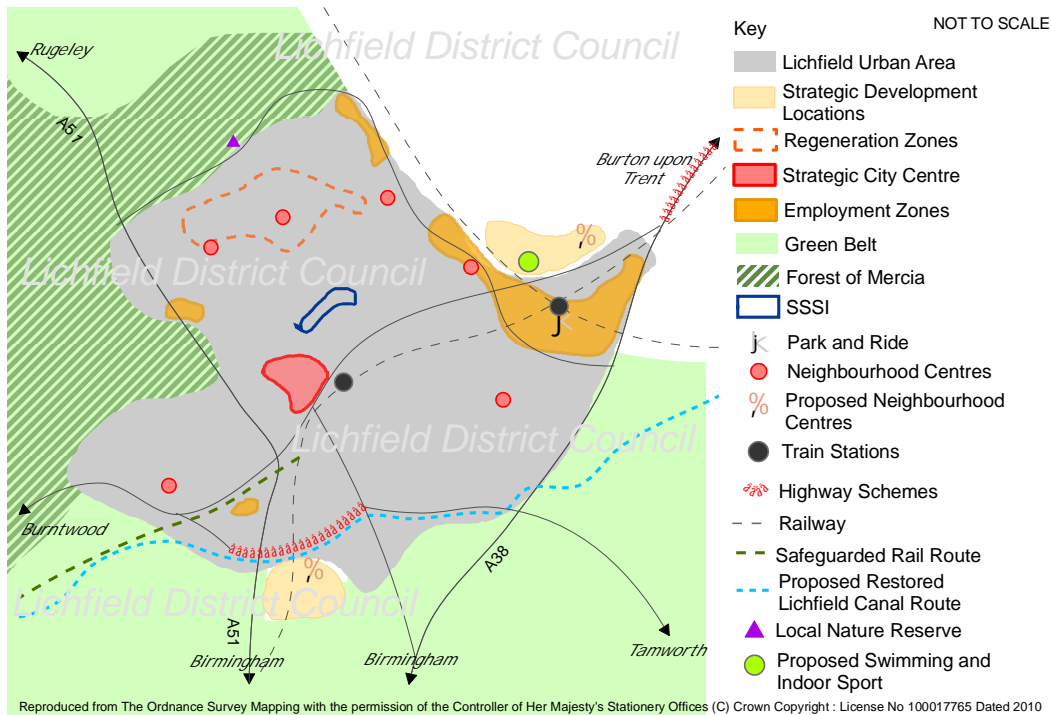
- | | | | | | |
|--|--------------------------------|---|-----------------------|---|---|
|  | Key Urban Centre |  | National Forest |  | Safeguarded Rail Route |
|  | Key Rural Settlements |  | Forest of Mercia |  | Proposed Restored Lichfield Canal Route |
|  | Other Rural Settlements |  | Park and Ride |  | Highway Schemes |
|  | Green Belt |  | Strategic City Centre |  | Major Roads |
|  | AONB |  | Expanded Town Centre |  | Railway Lines |
|  | SSSI |  | Strategic & Broad |  | Train Stations |
|  | M6 Toll |  | Development Locations |  | Community Regeneration Areas |
|  | Central Rivers Initiative Area |  | Key Road Improvements |  | Canals |

Lichfield

- Lichfield City Centre will be promoted as a strategic centre by improving its range of shopping, business, cultural, education and tourist facilities whilst maintaining an outstanding quality of environment. This will be achieved by exploiting redevelopment opportunities identified in the City Centre whilst retaining the special architectural and historical character of the City. New development will be required to contribute to improvements to the environment, infrastructure, services and local facilities.
- Lichfield City will be the focus for new employment, office, leisure and shopping development. New employment uses will be focused on the Burton Old Road/Streethay area, close to existing employment sites, around Trent Valley Station and within smaller estates in the south of the city. Office development within the city centre is encouraged, but due to the historic core there is limited capacity. A target of 30,000m² gross office space will be directed to Lichfield City. In line with PPS4, a sequential approach will be adopted when considering proposals for town centre uses. Substantial retail development of up to 35,000m² gross will be focused within the city centre.
- Approximately 41% of the the District's housing growth to 2026 (approx 3,398 dwellings) will take place in and around Lichfield City, with around 59% of this being located within the urban area (either completed or as windfalls). The remaining 41% will be delivered through the development of sustainable urban extensions to the south of the city (approx. 550 dwellings) and to the east around Streethay (approx. 850 dwellings).

Explanation

4.6 The desire to create and maintain a prestigious and thriving City Centre is fundamental to the spatial strategy for Lichfield City. It is by far the most accessible settlement in the District, in terms of sustainable means of travel giving access to key facilities, services and employment. Locating around 41% of the District's future housing growth in and around Lichfield City over the plan period will therefore utilise and consolidate existing and future infrastructure development projects, such as the completion of the Southern Bypass, provision of a park and ride facility at Trent Valley and the provision of additional educational and recreational facilities, that serve a wider area, whilst recognising the need to preserve the sensitive historic environment and setting of the City.



Map 4.2 Lichfield City Key Diagram

Burntwood

- In Burntwood the focus will be on the creation of a vibrant and diverse town centre, through regeneration. The town will be promoted as an area of increased and more diverse economic activity, to include new retail, employment, recreational, health, educational resources and improvements to its environmental quality and public realm. These uses, together with enhancements to pedestrian linkages and public transport facilities, will further assist in the regeneration of the area and help to meet the needs of the residential population of the town. New retail development up to a limit of 16,000m² gross will therefore be encouraged, of which 13,000m² gross will be comparison goods. New office uses up to 5,000m² will also be encouraged within an enlarged town centre.
- To assist in this regeneration, Burntwood will be a main focus for investment, including public and private sector funding. Specific projects that have been identified as part of a package of measures to deliver Burntwood's town centre regeneration are outlined within the Infrastructure Delivery Plan (IDP).
- Burntwood will play an important role in accommodating new housing, with approximately 13% of the District's housing growth to 2026 taking place here (approx. 1,108 dwellings). Much of the new housing development (around 62%) will be located within Burntwood's urban area, with the remaining 38% to be accommodated within a new sustainable urban extension to the east of the Burntwood Bypass (approx. 425 dwellings). The redevelopment

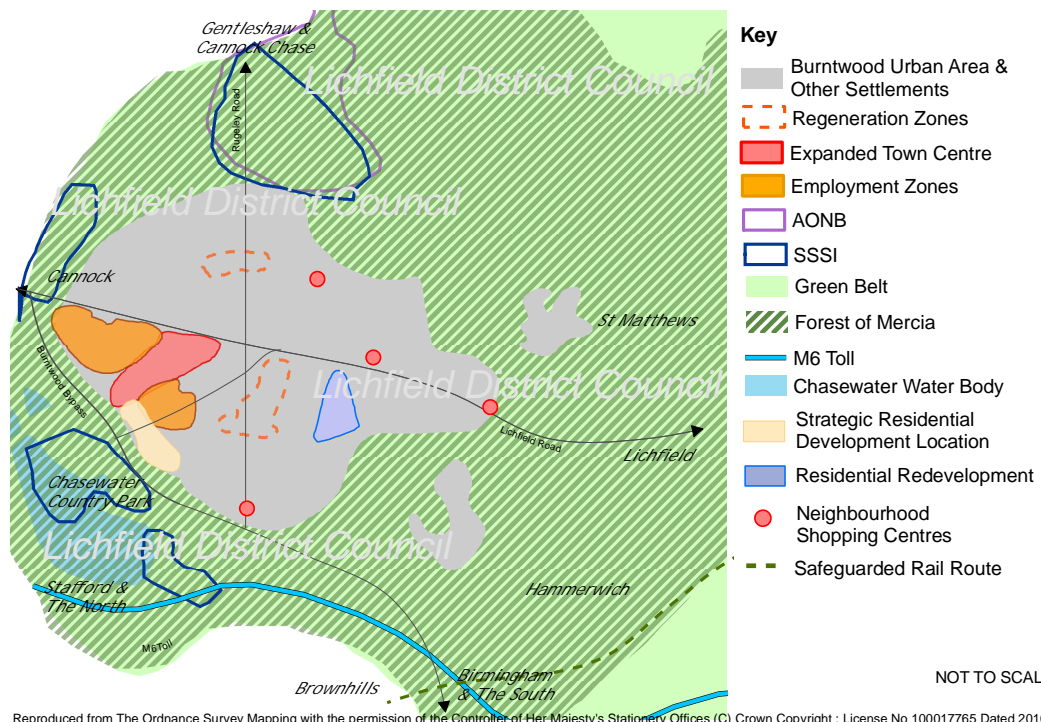
of existing brownfield land within the settlement will be encouraged and the potential for limited housing development will be considered within the Green Belt to the south of Chasewater (at Highfields Farm).

- Chasewater, as an existing local and regional tourist and recreation facility will be supported whilst retaining its importance for nature conservation. Drawing on existing good practice in sustainable development measures, the site will be promoted as a recreational and visitor resource that showcases innovations in energy efficiency, sustainable development and low carbon technology.

Explanation

4.7 Burntwood is a significant freestanding town with its own needs but, which at present, has limited town centre, social and community facilities. The Spatial Strategy seeks to meet Burntwood's needs that are not met locally and currently result in residents of this community having to travel to meet many of their employment, shopping and leisure requirements. The completion of the Burntwood Bypass provides an enhanced opportunity for new investment in the town, helping to create more diverse local job opportunities. The need to diversify the employment base within Burntwood is acknowledged, and this would assist in reducing the high levels of out-commuting. Fundamental to addressing many of the employment, public transport and other service deficiencies within Burntwood is the delivery of an expanded and enhanced town centre.

4.8 Due to the sensitivity of the landscape around Burntwood, including the settlement's proximity to the Cannock Chase AONB and SAC to the north, and the wealth of ecological diversity, options for new housing development are significantly limited. Thus, only one sustainable urban extension has been identified for strategic housing growth.



NOT TO SCALE

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Picture 4.1 Burntwood Key Diagram

Rural Areas

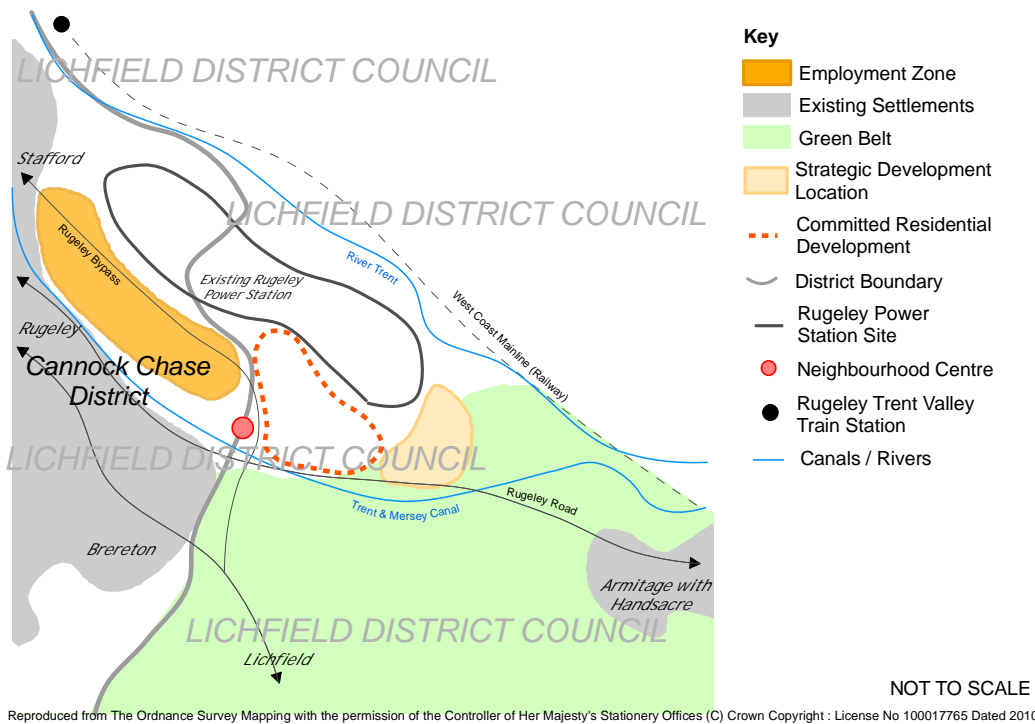
- In the rural areas, approximately 46% of the District's local housing growth (approx. 3,800 dwellings) will be provided. New allocations (approx. 1,400 dwellings) will be focused upon the key rural settlements, identified as Alrewas, Armitage with Handsacre, Fazeley, Fradley, Little Aston, Shenstone and Whittington. Of this, up to 1,000 dwellings are to be located around Fradley. In the other key rural settlements, the Allocations of Land and Site Development Policies DPD will apportion the remaining 400 dwellings. Limited expansion of village boundaries at some of the key rural settlements will be required to accommodate this housing growth. Support will be given for the retention of local services and facilities within these key rural settlements to meet the needs of local populations and smaller outlying villages.
- Smaller villages will only deliver housing to accommodate local housing needs, mainly within existing settlement limits. Around 4% of the District's housing (around 350 dwellings) will be met within the village boundaries of these smaller villages, through the conversion of existing buildings and to meet identified local needs.
- Improvements to social, community and environmental infrastructure will be addressed through regeneration initiatives, and specific areas identified through the Allocations of Land and Site Development Policies DPD. Support will be given for the provision of tourism and visitor facilities related to the use of the National Memorial Arboretum, Canals and Drayton Manor Park.
- Within a Strategic Development Location, centred on brownfield land to the east of Rugeley within Armitage with Handsacre Parish, around 5% of the District's housing growth (450 dwellings) will take place. This will compliment around 700 dwellings on the former Power Station site already with the benefit of planning permission.

Explanation

4.9 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 poor public transport. There are different sizes of village within the District and some of the larger ones such as Armitage, Alrewas, Fazeley and Whittington retain a range of facilities. The Spatial Strategy is to seek the retention of rural services and facilities in all the villages, but it is recognised that this is not a matter for planning policy alone and local economic initiatives and partnerships are equally, if not more, important to the maintenance of local services.

4.10 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 villages in this locality. The District contains part of the Cannock Chase Area of Outstanding Natural Beauty, between Gentleshaw and Upper Longdon. Although there may be limited development opportunities in the area beyond the Green Belt, open countryside will continue to be protected by restrictive development policies. Initiatives supported by the local community to diversify the economy and provide appropriate facilities to support rural life will need to be balanced against protection of the quality of the countryside and its landscape. Local initiatives which seek to deliver these aims, such as Parish Plans, will be supported by the District Council.

4.11 Proposals for further development within a Strategic Development Location near to Rugeley Power Station will consolidate proposals for housing and mixed-use development which have the benefit of outline planning permission and an approved masterplan.



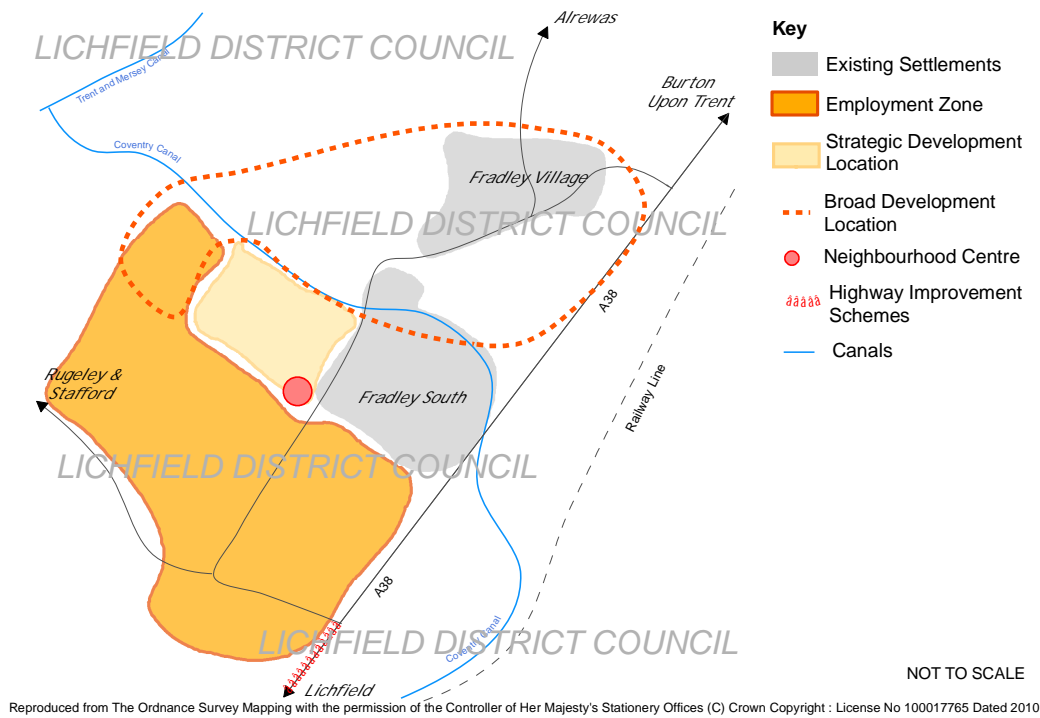
Map 4.3 East of Rugeley Key Diagram

Fradley

- Fradley will remain as a major focus for employment, through the implementation of existing commitments and redevelopment. Fradley will also play a major role in meeting rural housing need, providing for growth of around 1,000 new dwellings, including on brownfield land currently identified for employment uses. 12% of the District's housing growth to 2026 (around 1,000 dwellings) will be accommodated within a Strategic Development Location centred on the former airfield, utilising current brownfield employment land, and also within a Broad Development Location focused on linking settlements, creating a more cohesive settlement pattern. This will be supported by community, education and health facilities, as well as public transport measures and green infrastructure, to assist in the development of a more sustainable community.

Explanation

4.12 The desire to create a strong and sustainable community at Fradley strongly influences the amount of developable land, as does the adjacent Employment Park and the canal. Community engagement and an urban design assessment will be undertaken to determine the appropriate location of future development led by the key objective of achieving the aforementioned cohesive community, well served by facilities, services and infrastructure at Fradley.



Map 4.4 Fradley Key Diagram

Area	Hierarchy	Residential	Employment	Centres
Lichfield	Strategic Centre	Approx. 41% of housing (3,298 - 3,398) including Strategic Development Locations (SDLs) to South of Lichfield and E. of Lichfield (Streethay)	Employment through implementation of existing commitments and redevelopment.	Major growth in town/city centre uses: Limit of 35,000m ² gross within City Centre. A target of 30,000m ² office provision within City Centre Focus for District's leisure activities.
Burntwood	Other Large Centre	Approx. 13% of housing (1,058 - 1,108) including Strategic Development Location (SDL) to E. of Burntwood Bypass	Employment through implementation of existing commitments and redevelopment.	Town centre uses to meet local needs: Limit of 16,000m ² gross within Town Centre. Up to 5,000m ² office provision within Town Centre.
Rugeley	Neighbouring Town	Approx. 14% of housing (1,130) focused to the East of Rugeley on brownfield land, including Strategic Development Location (SDL)	Employment through implementation of existing commitments.	Not covered within Lichfield District's Core Strategy

4 The Spatial Strategy

Area	Hierarchy	Residential	Employment	Centres
Fradley	Key Rural Settlements	Approx. 12% of housing (1,013) including Strategic Development Location (SDL) on former airfield and broad location.	Focus for rural employment creation. Employment through implementation of existing commitments at Fradley and redevelopment.	Retention of local services and facilities to meet needs of local population and smaller outlying villages.
Fazeley				
Shenstone				
Armitage with Handsacre				
Whittington				
Alrewas				
Little Aston				
Clifton Campville	Other Rural	Approx. 5% of housing (400) within village boundaries, conversion of existing buildings and to meet identified local needs	Rural employment diversification	Look to key rural settlements for local services and facilities.
Colton				
Drayton Bassett				
Edingale				
Elford				
Hamstall Ridware				
Harlaston				
Hill Ridware				
Hopwas				
Kings Bromley				
Longdon				
Stonnall				
Upper Longdon				
Wigginton				

Table 4.1 Proposed Settlement Hierarchy



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5 Sustainable Communities

Sustainable Community Strategies:	Strategic Plan: Our Ambitions	Core Strategy: Strategic Objectives
<p>Staffordshire SCS:</p> <p>Strong, safe & cohesive communities;</p> <p>Improved health & sense of well-being;</p> <p>A protected, enhanced & respected environment;</p> <p>A vibrant, prosperous and sustainable economy.</p> <p>Lichfield District SCS:</p> <p>Sustainable Communities:</p> <p>Lichfield District must be a place where sustainable communities are created that embodies the principles of sustainable development at the local level.</p> <p>Lichfield District must be a place where people can continue to afford to live, work and travel, where any new developments are carefully planned to create sustainable communities that fit well with the existing environment and meet local needs, without compromising the needs of future generations.</p> <p>Children & Young People:</p> <p>Lichfield District must be a place where children and young people are healthy, safe, enjoy and achieve, have the opportunity to make a positive contribution to their community and are economically secure.</p> <p>Safer & Stronger Communities:</p> <p>Lichfield District must be a place where individuals, neighbourhoods and communities are increasingly free from both crime and the fear of crime, and in which the environment is clean, green and pleasant to live.</p> <p>Healthier Communities and Older People:</p> <p>Lichfield District must be a place where all people have the opportunity to live long, healthy and happy lives because of the information, choices and quality of services provided to them.</p> <p>Economic Development and Enterprise:</p> <p>Lichfield District must be a place where trade can flourish and competitiveness can act as a stimulus for growth and greater resource efficiency. It must be a place where people of different skills and abilities have the opportunity to live and work.</p>	<p>A sustainable, clean & safe environment:</p> <p>We want to create a clean and safe environment</p> <p>A thriving economy:</p> <p>We want to nurture and develop a thriving economy where businesses prosper and our residents have access to local jobs.</p> <p>A good place to live:</p> <p>We want our district to be a good place to live with quality housing which meets people's needs.</p> <p>A better quality of life:</p> <p>We want people to experience a better quality of life, where leisure and cultural activities that enhance lifelong learning, and access to good health and healthy living opportunities are available to everyone.</p> <p>A joint effort:</p> <p>We believe the best way to achieve all this is through a joint effort working in partnership with local people and organisations.</p>	<p>Strategic Objective 1: To ensure that the development of new homes contribute to the creation of balanced and sustainable communities by being located in appropriate settlements and by containing or contributing towards a mix of land uses, facilities and infrastructure appropriate to their location.</p> <p>Strategic Objective 2: To create a district where development meets the needs of our communities whilst minimising its impact on the environment and helps the District to mitigate and adapt to the adverse effects of climate change.</p> <p>Strategic Objective 4: To reduce the need for people to travel by directing most growth towards existing sustainable urban and rural settlements and by increasing the opportunities for travel using sustainable forms of transport by securing improvements to public transport, walking and cycling infrastructure.</p> <p>Strategic Objective 10: To improve outdoor and indoor leisure and cultural facilities available to those that live and work in and visit the District and to ensure a high standard of community safety, promoting healthier living and reducing inequalities in health and well-being.</p> <p>Strategic Objective 11: To protect and enhance the quality and character of the countryside, its landscape and villages by ensuring that development which takes place to meet identified rural development needs contributes positively to countryside character through enhancements to the local environment.</p> <p>Strategic Objective 12: To develop and maintain increasingly sustainable rural communities through limited local employment and housing development and improvements to public transport facilities and access to an improved range of services.</p> <p>Strategic Objective 13: To protect and enhance the quality and diversity of the natural environment within and outside urban areas and help realise the positive contributions which can be made to address climate change.</p> <p>Strategic Objective 14: To protect and enhance the District's built environment assets, its historic environment and local distinctiveness, ensuring an appropriate balance between the built development and open space, protecting the character of residential areas, protecting existing open spaces and improving the quality of and accessibility to open space and semi-natural green spaces.</p> <p>Strategic Objective 15: To focus residential, community and commercial facilities into high quality developments within the most sustainable locations whilst protecting and enhancing the quality and character of the built and natural environments.</p>

What are our ambitions?

5.1 *Lichfield District will retain and enhance the quality of its urban and rural environments while accommodating growth through a balanced distribution of new housing and employment principally at Lichfield, Burntwood and the larger rural settlements. The District will see significant change, but development up to 2026 and beyond will be planned and managed so that our neighbourhoods and communities will be sustainable, prosperous, affordable, safe and healthy, with the gap narrowed between the most affluent and the most deprived communities.*

5.2 *Development will take place in a sustainable manner in line with an agreed spatial strategy that makes the best use of existing physical and social infrastructure in towns and villages and integrates new development into cohesive settlements. The District will innovate to tackle climate change, environmental performance and maintain and improve its contribution to sustainability. Well balanced, mixed use new communities with good service centres in strategic growth locations, improved town centre facilities and better quality local jobs will help to restrict the demand for out-commuting. Opportunities for recreation, leisure and tourism will be enhanced through the provision of new, and protection and improvement of our existing open spaces and facilities. Provision for a range of cultural activities will be enabled, and accessible to all, raising the aspirations of our residents, and building on the District's strong sense of community and local pride. A focus on utilising the most sustainable construction methods will help residents achieve a way of life that is more environmentally friendly and contributes to a reduction in the District's carbon footprint.*

5.3 *Sustainable urban neighbourhoods will be created where necessary to accommodate housing needs. These will be as urban extensions to Lichfield (incl. Streethay), Burntwood, Fradley and within Armitage with Handsacre Parish to assist in meeting the needs of Rugeley in Strategic Development Locations (SDLs). These will be designed to protect and enhance existing assets and allow residents to 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, villages or countryside, an environment that is more vibrant or more serene will emerge as appropriate and assets will be protected and enhanced. Existing poorer quality residential environments in Burntwood, Lichfield, Fazeley and Armitage with Handsacre will be improved, to provide sustainable, safe, cohesive and vibrant local communities where opportunities are created for improvements to education, skills, training, health, incomes and participation in decision making, leading to reduced levels of deprivation.*

5.4 *The adverse effects of climate change will be mitigated through the distribution of new growth to the most sustainable existing settlements and by infrastructure improvements that achieve a greater proportion of journeys by public transport, cycling and walking. Public and other sustainable transport systems will be improved to be more effective within urban areas and between urban and rural communities, so that a lower proportion of journeys are made by car, contributing to a reduction in the emission levels of greenhouse gases generated by the District. New development will be designed and constructed to the highest possible environmental standards and will contribute to generating a significant part of their residual energy demand. The development of renewable resources and retro-fitting renewable technology to the existing housing stock, industrial and commercial buildings will be promoted and encouraged. The risk from flooding to homes and businesses will be reduced and new development will mitigate against the risk of flooding.'*

Introduction

5.5 Climate change is recognised as the most urgent environmental challenge facing the world today. The need to respond pro-actively to this issue has been identified as a major priority for local authorities, including Lichfield District Council. Planning has a key role to play in ensuring that development minimises its impact on the environment, helps to mitigate and adapt to adverse effects of climate change and reduces carbon emissions, including providing for renewable energy generation, in a sensitive way.

5.6 As a means of tackling climate change, Lichfield District must be a place where sustainable communities are created, where people can work, shop, learn and play near their homes and not have to drive miles to access employment and other facilities, creating a district where people want to live and work, now and in the future. The District Council is therefore seeking to create communities which meet the diverse needs of existing and future residents, are sensitive to their environment, and contribute to a high quality of life. Communities must be safe and inclusive, well planned, built and run, offering equal opportunities and good services for all.

5.7 Fundamental to the creation of sustainable communities will be development which embodies the principles of sustainable development at the local level. This means creating a pattern of resource use that aims to meet the needs of the present without compromising the ability of future generations to meet their own needs. The move towards a low carbon lifestyle is one way in which the District can respond positively to the challenge of climate change, and thus the spatial development strategy is focused on directing development towards the most sustainable locations, minimising the need to travel and distances travelled, particularly by private car, and providing supporting facilities and infrastructure.

Core Policy 2: Principles for Sustainable Development

All development will be required to contribute to the creation and maintenance of sustainable communities, bringing about a long term and continuous improvement to Lichfield District's economic, social and environmental circumstances without precluding future opportunities.

Proposals for all new development must be compatible with the following principles:

- protect and enhance the character and distinctiveness of Lichfield District;
- use our natural resources prudently and conserve and enhance natural, built and historic assets;
- mitigate against the adverse effects of climate change and pursue adaptation measures, particularly in relation to the location of new development, renewable technologies, design and construction techniques, biodiversity, landscape and historic environment management proposals, the creation of green infrastructure and flood risk management;
- reduce the amount of waste generated and re-use and recycle waste wherever possible;
- reduce the need to travel, whilst optimising choice of sustainable modes of travel, particularly walking, cycling and public transport;
- assist in the regeneration and evolution of towns and villages and surrounding areas in meeting the changing needs of their population over time and maintain the vitality, viability and vibrancy of local communities;
- be of a scale and nature appropriate to its locality;
- foster links between the environment and the economy;
- protect the amenity of our residents and seek to improve their overall quality of life through the provision of appropriate infrastructure, services and facilities; and
- promote social cohesion and inclusion, and ensure access for all sectors of the community to employment opportunities, adequate and affordable housing and a range of services and facilities, in both our urban and rural areas.

Explanation

5.8 New development within the District must contribute towards sustainable development and enhance the quality of life for our residents now and in the future. Core Policy 2 sets out the principles against which new development will be assessed. The policy seeks to support the wider social, environmental and economic objectives of the District Council in creating and maintaining sustainable communities through the planning system. The strands of social cohesion and inclusion, the protection and enhancement of the environment, the prudent use of natural resources and sustainable economic development are drawn together to ensure that these aims are achieved, in line with the guidance set out in national [Planning Policy Statement 1: Delivering Sustainable Development](#).

5.9 Sustainable development is at the heart of the Local Development Framework and the District Council has a key role to play in reducing carbon emissions, stabilising the climate and adapting to unavoidable changes in the District, such as new housing requirements and infrastructure

developments. Managing change to achieve the key planning objectives of the [PPS1 Supplement: Planning & Climate Change](#) ⁽¹⁾ and the Council's strategic objective of creating a District where development meets the needs of our communities whilst minimising its impact on the environment, will be fundamentally addressed through focusing on the efficient use of energy and resources, as well as encouraging innovative construction and design techniques, and accommodating renewable energy and decentralised heat and power generation.

5.10 Improving the quality of life for our residents is a key ambition of the District Council's Strategic Plan and this policy seeks to achieve that aim through requiring the compatibility of development with a number of fundamental principles to encourage more sustainable lifestyles. Whilst many of these principles are self explanatory, fostering links between the environment and economy may result from a variety of measures and projects, such as the Central Rivers Initiative, restoration of the Lichfield Canal, and Chasewater Green Park Projects, which draw together leisure and cultural activities, whilst promoting employment opportunities. Promoting social cohesion and inclusion can be influenced by a variety of factors not just employment and housing opportunities. These include ensuring access to services and facilities such as healthcare, recreation, leisure and cultural pursuits, open spaces and green networks, as well through greater community engagement and participation.

Core Policy 3: Use of Energy & Resources

Development must contribute to the prudent use of energy and natural resources, including water and waste minimisation. To achieve this, all development will be required to:

- give priority to the re-use of previously developed land and buildings in the most sustainable locations, including, where appropriate, proposals that remediate brownfield sites affected by contamination, where this is consistent with other policies of this Core Strategy;
- preserve and enhance heritage and archaeological assets that contribute to the quality of the built environment and our understanding of these resources;
- minimise and manage water, waste and pollution in a sustainable way, particularly through reduction, re-use and recycling measures, including adequate space provision within buildings/layouts for appropriate storage or sorting of materials for recycling;
- utilise sustainable drainage techniques and incorporate green roofs and other sustainable techniques for managing surface water run-off;
- avoid land within floodplains and areas prone to flooding, and to first utilise areas for development that are not at risk of flooding, before considering areas at higher risk;
- undertake a flood risk assessment, as per national guidance, for any development proposed within areas identified as being at risk of surface water flooding. Additionally, any approved schemes must be designed and controlled to mitigate the effects of flooding on the site and the potential impact of development on flooding elsewhere in the catchment. Both the individual and cumulative effects of development will be considered;
- avoid sterilisation of mineral resources;
- minimise levels of pollution or contamination to air, land, soil or water, including noise and light pollution and avoid unacceptable uses within source protection zone 1 areas to safeguard water resources and ensure water quality;
- facilitate energy conservation and the utilisation of renewable energy resources, in line with the energy hierarchy set out in the explanation below;
- utilise sustainable construction techniques appropriate to the size and type of development;
- seek to use local and sustainable sources of building materials wherever possible; and
- incorporate measures for urban cooling, to assist in reducing urban heat island effects, and to maximise opportunities to protect and enhance biodiversity green infrastructure.

Explanation

5.11 The District Council is committed to conserving natural resources which can assist in reducing carbon emissions, and will support and promote the efficient use of energy and resources, including renewable energy schemes, water management and waste minimisation and recycling. Core Policy 3 therefore seeks to ensure that new developments should be sited and designed to minimise energy needs and to incorporate the best environmental practices and the most sustainable construction techniques, in order to reduce energy demand, waste and the use of natural resources, including the sustainable management of the District's water resources. Where flood risk assessments are required, these should follow national guidance, currently set out in [PPS 25 Development & Flood Risk](#). In relation to the safeguarding of water resources and maintaining water quality regard should be had to the [Southern Staffordshire Surface Water Management Plan Phase 1](#) which guides certain land uses away from locations that are key to delivering water supplies to avoid contamination.

5.12 In supporting the efficient use of energy and resources the District Council will promote and assist new development and refurbishment schemes which prioritise energy solutions in line with the following **Energy Hierarchy**:

- **reduce** the amount of energy required (through location, fabric, design and efficiency measures);
- **renew** (or re-use) existing resources (such as utilising waste heat in Combined Heat & Power (CHP) installations or building with reclaimed materials); and
- **recover** (recycle) energy for renewable resources or from waste.

5.13 Adopting the energy hierarchy approach will allow the most appropriate measures to be employed taking into account site constraints for new development. Similarly, this will allow refurbishment schemes to employ the most appropriate measures, taking into account consideration of the building's existing fabric, its orientation and possible historic features.

5.14 With regard to waste management the District Council also supports the Waste Hierarchy approach as advocated by the Waste Authority: Staffordshire County Council. This approach is fundamental to the emerging Joint Waste Core Strategy 2010-2026 for Staffordshire and Stoke-on-Trent.

Development Management Policies**Policy SC1: Renewable Energy**

Provision should be made for renewable energy generation within Lichfield District to maximise environmental and economic benefits whilst minimising any adverse local impacts. The District should strive to meet around 10% of its energy demand through renewable energy sources by 2020 through a variety of technologies, including solar, hydro, energy from waste, energy crops, biomass, renewable transport fuels, landfill and sewage gases, wind and geothermal.

Opportunities for renewable energy developments will be assessed on the following basis:

- the degree to which the scale and nature of the proposal reflects the capacity and sensitivity of the landscape or townscape to accommodate the development;
- the impact on local amenity, including residential amenity;
- the impact of the proposal on sites of biodiversity value, ancient woodland and veteran trees;
- the impact on the historic environment, including important views and landscapes and features of archaeological interest; and
- the proximity to transport infrastructure and impact on the local highway network.

Biomass Energy Development

Projects and developments which utilise bio-energy will be supported by the District Council.

In addition to the criteria set out above, opportunities for biomass energy developments will be assessed on the following basis:

- preference should be to utilise brownfield sites or be co-located with other wood processing industries;
- located and scaled to avoid adverse off-site impacts, including any visual intrusion of plant, such as chimney or biomass storage facility;
- located close to the point of demand or adjacent to existing transport corridors;
- minimise pollution from noise, emissions and odours;
- minimise emissions and waste products, including airborne emissions, emissions to watercourses and ash;
- minimise any adverse impacts on amenity.

The use of biomass for domestic or small business heating will be encouraged, including the development of small-scale district heating schemes in Lichfield City and Burntwood town centre and other areas with high heat density, such as Fradley. All major commercial refurbishment schemes (1000m² floorspace or over) should be Combined Heat & Power (CHP) ready and able to connect to a network at the earliest opportunity.

Wind Energy Development

A maximum of six 2.5Mw wind turbines, or equivalent capacity, will be considered within the District to 2020. In addition to the criteria set out above, opportunities for wind energy developments will be assessed on the following basis:

- sites of 3 turbines or more should be preferably be located in areas compatible with the sites of greatest opportunity for wind energy generation as identified on the Renewable Energy Opportunities Map (Map 5.1);
- the cumulative impact of the proposal on the wider landscape of Lichfield District and adjoining areas; and
- appropriate proposals for the restoration of the site following decommissioning.

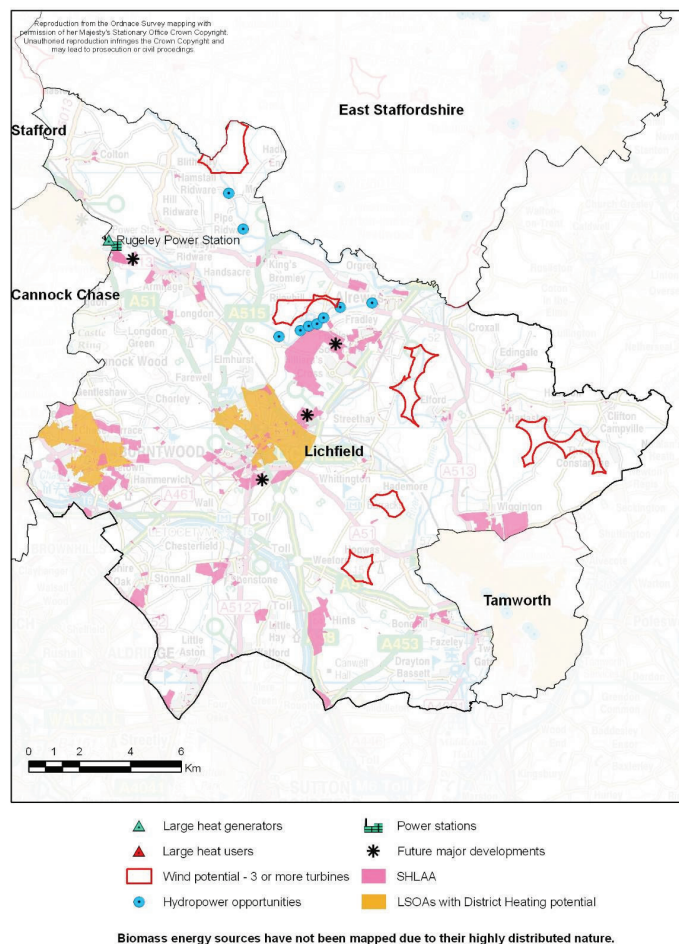
Explanation

5.15 Under EU Directive 2009/28/EC on the promotion of the use of energy from renewable sources the UK has committed to sourcing 15% of its energy from renewable sources by 2020. Exploiting the District's wind and biomass resources is one way in which the District can contribute to this national target. In order to establish local feasibility and the potential for renewable energy generation within Staffordshire the [Staffordshire Strategic Partnership](#) (of which Lichfield District is a member) commissioned a study.

5.16 The [Staffordshire County-wide Renewable / Low Carbon Energy Study](#) has estimated that Lichfield District is capable of meeting around 10% of its energy demand through renewable energy sources by 2020⁽⁸⁾.

8 although the Core Strategy runs to 2026 the evidence base has utilised a timescale of 2020 to tie in with Government targets. Policies containing targets to 2020 will therefore be reviewed at this date

5.17 The study has identified that Lichfield District's greatest opportunity lies in the diversion of biomass sources as alternative fuel sources, particularly from wood waste, straw and energy crops; which it is estimated could contribute up to 40% of renewable resources in 2020. It is therefore recognised that demand may arise for both large and small scale bio-energy heat and power plants to utilise this resource and that a criteria-based planning policy is required to manage such development, particularly with regard to minimising the effects on health, biodiversity and conservation. For wind energy, scenarios modelled within the study, have identified that six turbines could be installed within the District, which would generate 21% of the modelled renewable energy in 2020. The study has identified six individual sites of greatest opportunity for wind development, considered to have the capacity for three or more 2.5MW turbines at these sites, as shown on the map below:



Map 5.1 Renewable Energy Opportunities in Lichfield District

5.18 However, as with large-scale biomass development, a criteria-based policy for wind turbine development is considered necessary, especially given the attractive and varied environment of Lichfield District, which contains a variety of ecologically and historically sensitive locations, and to protect the amenity of our residents.

5.19 Further detail and guidance on the application of renewable energy technologies within Lichfield District will be contained within a forthcoming SPD. It is recognised that new renewable technologies may come forward within the plan period, which will be addressed through revisions to the policies of the Core Strategy and SPD as appropriate.

Policy SC2: Development & Sustainable Construction

Minimum sustainability standards are required for all new build and retrofitted developments to ensure that development minimises environmental impacts, including lowering the demand for energy and water, securing the efficient use of resources and achieving greater resilience to changes in climate.

The District Council will require developments to utilise accredited environmental rating mechanisms, such as the Code for Sustainable Homes (CSH) and the Building Research Establishment Environmental Assessment Method (BREEAM).

With regard to reducing carbon emissions, all **new residential development** will be required to achieve the minimum carbon standards as set out in the following carbon targets framework:

Period	Carbon Emission Reductions			Resulting range in carbon reduction (regulation emission equivalent)	Code for Sustainable Homes (CSH) Level
	Regulated (vs Part L 2006)	Minimum Proportion of Low and Zero Carbon energy generation (against total carbon ⁽⁹⁾)	Un-regulated		
2010-13					
Minimum	25%	10%	0%	25-42%	Code 3
Maximum	44%	20%	0%	44-78%	Code 4
2013-16					
Minimum	44%	20%	0%	44-78%	Code 4
Maximum	100%	Obsolete at this carbon standard Zero Carbon	100%	100-150%	Code 5
2016-19	(min. 70% Carbon Compliance/ 30% AS)		Additional Carbon Compliance or Allowable Solutions)		Code 6
Minimum					
Maximum					
Post 2019					

All new residential development will be required to examine how it could attain the maximum carbon targets, with the expectation that where conditions are favourable, standards will exceed the minimum targets and achieve the maximum targets where conditions are very favourable. However, development which is proposed in excess of the maximum recommended standards would not be precluded.

9 total carbon = carbon emission regulated by Buildings Regulated plus 'unregulated' emissions, covering cooking, appliances and communal lighting

Conversion and refurbishment of existing residential buildings will be expected to meet high standards of the forthcoming 'BREEAM Domestic Refurbishment standard', or equivalent.

Extensions to residential buildings will be expected to improve the overall energy and water efficiency of the existing building.

Non-residential development over 1000m² should be built to the BREEAM 'Excellent' standard, or equivalent. In relation to reducing carbon emissions all non-domestic development is required to incorporate low or zero carbon (LZC) energy generation systems. The degree of carbon reduction required is as follows:

- 10% for developments completed between 2010 and 2013
- 20% for developments completed from 2013 onwards,
- or a scoring of two credits within the Building Research Establishment's Environmental Assessment Method (BREEAM) Energy section, if this method of assessment is used.

Major refurbishment of existing non-residential buildings or conversions greater than 1000m² floor space should achieve the BREEAM 'Very Good' Standard, or equivalent.

Any assessment of achieving the above targets should take into account matters of economic viability.

Where residential or non-residential developments are not able to achieve minimum targets then a financial contribution towards **the Carbon Investment Fund** will be required to cover the remaining carbon emissions.

With regard to the management of **water resources in new development**, new residential development should seek to achieve Level 4 of the Water section of the CSH. For all non-residential development over 1000m² at least a scoring of two credits within the water section of BREEAM should be sought, if this method of assessment is used.

Explanation

5.20 The District Council supports the Government target of at least an 80% reduction in greenhouse gas emissions by 2050, and of at least 34% by 2020 (against a 1990 baseline), as headlined in the Climate Change Act of 2008. As recent data shows, CO₂ emissions are still increasing in Lichfield District, and on a per capita basis Lichfield District's annual CO₂ emissions were slightly above the West Midlands regional average for 2007. Reducing carbon emissions in the built environment is recognised nationally as one way to assist in addressing the impact of climate change. The "Building a Greener Future Policy Statement" of July 2007 aims to ensure that all new homes built after 2016 will have zero carbon net emissions from all energy uses and the Coalition Government is continuing to pursue this timetable. Lichfield District Council is committed to reducing carbon emissions from the built environment, and this is reflected in the above policy, but also through the aspirations of the District Council's Climate Change Strategy and Action Plan.

5.21 For new buildings, reducing carbon emissions can be achieved through utilising the Zero Carbon Hierarchy, which focuses on a combination of:

- **Energy efficiency** - a high level of energy efficiency in the fabric and design of new buildings

- **Carbon compliance** - a minimum level of carbon reduction to be achieved from on-site low and zero-carbon energy supply and/or connections to low carbon heat networks
- **Allowable solutions** - a range of measures available for achieving zero carbon beyond the minimum carbon compliance requirements (including achieving further reductions on-site and a range of off-site measures).

5.22 Essentially the **carbon targets framework** for residential development, and the targets for non-residential development, as set out in the policy above, follows this hierarchy and advocates a flexible approach which will allow new development to come forward incorporating a range of appropriate measures. The framework is aligned to the [Code for Sustainable Homes](#) energy credits. The Spatial Strategy proposes that a number of large developments, in the form of Strategic Development Locations, will come forward in the near future (i.e. before the zero carbon homes Level 6 standard implemented from 2016 onwards) and the [Staffordshire County-wide Renewable / Low-Carbon Energy Study](#) indicates that these could support carbon standards above the minimum set out in the above framework.

5.23 Evidence from the [Water Cycle Study](#) and [Surface Water Management Plan](#) has indicated that a high level of implementation of water demand management techniques will be necessary to ensure that current resources are not exceeded and that the water environment is not negatively impacted by development. Utilising the CSH and BREEAM assessment methods will ensure that these issues are addressed consistently.

5.24 With regard to the conversion and refurbishment of existing residential buildings details of the forthcoming 'BREEAM Domestic Refurbishment standard' will be encompassed within the District Council's forthcoming Supplementary Planning Document (SPD) on mitigating and adapting to climate change, after publication of this standard. Similarly the exact requirements of extensions to existing residential buildings in improving overall energy and water efficiency will be set out in this SPD, following further evidence gathering and analysis.

5.25 To support the targets from 2013 for both residential and non-residential development the District Council will establish a **Carbon Investment Fund** designed to facilitate development to achieve off-site (or 'Allowable Solutions') carbon reductions through a variety of measures, which could include retrofitting of existing properties, urban greening or flood mitigation measures. The basis for calculating contributions under this fund is set out in the following chapter on Infrastructure Provision, with further detail to be set out in the forthcoming Developer Contributions SPD.

5.26 The District Council's forthcoming SPD on mitigating and adapting to climate change will provide developers and the broader community with more detailed guidance on renewable energy technology and sustainable construction issues to support the implementation of the above policies.

Local Evidence Base

[Staffordshire County-wide Renewable / Low Carbon Energy Study](#) (September 2010)

[Southern Staffordshire Outline Water Cycle Study](#) (July 2010)

[Southern Staffordshire Surface Water Management Plan Phase 1](#) (July 2010)

[Strategic Flood Risk Assessment Level 1](#) (January 2008)

[Draft Ecological Study for Lichfield District](#) (August 2009)

[Historic Environment Character Assessment](#) (February 2009)

[Strategic Landscape & Biodiversity Assessment](#) (December 2007)

Local Evidence Base[Greens and Open Spaces Strategy](#)[Staffordshire County Council and Stoke on Trent City Council draft Joint Waste Core Strategy](#) (August 2010)**Table 5.1**

6 Infrastructure Provision

Sustainable Community Strategies:	Strategic Plan: Our Ambitions	Core Strategy: Strategic Objectives
<p>Staffordshire SCS:</p> <p>A vibrant, prosperous and sustainable economy;</p> <p>Strong, safe & cohesive communities;</p> <p>Improved sense of health and well-being;</p> <p>A protected, enhanced and respected environment.</p> <p>Lichfield District SCS:</p> <p>Sustainable Communities:</p> <p>Lichfield District must be a place where sustainable communities are created that embodies the principles of sustainable development at the local level.</p> <p>Lichfield District must be a place where people can continue to afford to live, work and travel, where any new developments are carefully planned to create sustainable communities that fit well with the existing environment and meet local needs, without compromising the needs of future generations.</p> <p>Children & Young People:</p> <p>Lichfield District must be a place where children and young people are healthy, safe, enjoy and achieve, have the opportunity to make a positive contribution to their community and are economically secure.</p> <p>Safer & Stronger Communities:</p> <p>Lichfield District must be a place where individuals, neighbourhoods and communities are increasingly free from both crime and the fear of crime, and in which the environment is clean, green and pleasant to live.</p> <p>Healthier Communities and Older People:</p> <p>Lichfield District must be a place where all people have the opportunity to live long, healthy and happy lives because of the information, choices and quality of services provided to them.</p>	<p>A better quality of life:</p> <p>We want people to experience a better quality of life, where leisure and cultural activities that enhance lifelong learning, and access to good health and healthy living opportunities are available to everyone.</p> <p>A joint effort:</p> <p>We believe the best way to achieve all this is through a joint effort working in partnership with local people and organisations.</p>	<p>Strategic Objective 1: To ensure that the development of new homes contribute to the creation of balanced and sustainable communities by being located in appropriate settlements and by containing or contributing towards a mix of land uses, facilities and infrastructure appropriate to their location.</p> <p>Strategic Objective 3: To provide the necessary infrastructure to support new and existing communities, including regeneration initiatives in those existing communities where the need for improvements to social, community and environmental infrastructure have been identified, in particular, within north Lichfield, Burntwood, Fazeley and Armitage with Handsacre.</p> <p>Strategic Objective 5: To provide an appropriate mix of market, specialist and affordable homes that are well designed and meet the needs of the existing and future residents of Lichfield District.</p> <p>Strategic Objective 8: To create a prestigious Strategic city centre serving Lichfield and beyond, an enlarged town centre at Burntwood and a vibrant network of district and local centres that stimulate economic activity, enhance the public realm and provide residents' needs at accessible locations.</p> <p>Strategic Objective 10: To improve outdoor and indoor leisure and cultural facilities available to those that live and work in and visit the District and to ensure a high standard of community safety, promoting healthier living and reducing inequalities in health and well-being.</p> <p>Strategic Objective 12:</p> <p>To develop and maintain increasingly sustainable rural communities through limited local employment and housing development and improvements to public transport facilities and access to an improved range of services.</p>

What are our ambitions?

6.1 *'Development will take place in a sustainable manner in line with an agreed spatial strategy that makes the best use of existing physical and social infrastructure in towns and villages and integrates new development into cohesive settlements.'*

Introduction

6.2 The term infrastructure is broadly used for planning purposes to define all of the requirements that are needed to make places function efficiently and effectively and in a way that creates sustainable communities. Infrastructure is commonly split into three main categories, defined as:

- **Physical:** the broad collection of systems and facilities that house and transport people and goods, and provide services e.g. transportation networks, housing, energy supplies, water, drainage and waste provision, ICT networks, public realm and historic legacy.

- **Green:** the physical environment within and between our cities, towns and villages. A network of multi-functional open spaces, including formal parks, gardens, woodland, green corridors, waterways, street trees and open countryside.
- **Social & Community:** the range of activities, organisations and facilities supporting the formation, development and maintenance of social relationships in a community. It can include the provision of community facilities (education, healthcare, retail, community centres, sports & leisure facilities), local networks, community groups, small scale funding to assist fund local projects, skills development and volunteering.

Core Policy 4: Delivering our Infrastructure

New development must be supported by the required infrastructure at the appropriate stage. The District Council will work in partnership with infrastructure providers, grant funders and other delivery agencies to ensure a co-ordinated delivery of facilities and infrastructure to support sustainable communities in Lichfield District.

The District Council will seek to protect, and where appropriate improve, existing services and facilities that provide a key function in the operation of existing communities. Development proposals which result in the loss of a key facility from a settlement which is essential to the sustainable functioning of that settlement will not be supported unless an appropriate and sustainably located alternative is provided.

New facilities and infrastructure, of an appropriate scale, must be located and designed so that they are integrated, accessible and compatible with the character and needs of the local community.

New development will be required to provide the necessary infrastructure at a timely stage to meet the community needs arising as a result. Development will also be expected to contribute, as appropriate, to strategic projects that support sustainable development and the wider community.

Both strategic and local infrastructure provision will be linked to the phasing of new development. Phasing details are set out in the Infrastructure Delivery Plan (IDP) and the Concept Statements relating to the Strategic Development Locations (SDLs) identified in the Core Strategy.

Explanation

6.3 Improvements to infrastructure will be fundamental to achieving our ambitions for the development of Lichfield District up to 2026 and are necessary to deal with existing deficiencies and to cater for a growing population. The proposed growth of Lichfield District must be supported by improvements to physical, social and green infrastructure, and where necessary, be delivered in advance of development. This infrastructure will include facilities needed for development to function and to ensure the integration and creation of sustainable communities.

6.4 In general, infrastructure requirements can also be divided into strategic and local.

- **Strategic infrastructure** refers to facilities or services serving a wider area that may be the whole District or beyond - for example improvements to trunk roads or investment in water, sewerage, gas and electricity networks. It may be needed where broader strategies are required

to accommodate the cumulative impacts of growth, for example in a sub-region, rather than simply to accommodate the needs of the development proposals of a particular town or village.

- **Local infrastructure** is about facilities or services that are essential to meet the day-to-day needs of the population - for example schools, health facilities, affordable housing, community facilities and local green spaces. These are often essential for a development to occur and/or are needed to mitigate the impact of development at the site or neighbourhood level.

6.5 It is recognised that the delivery of the full range of infrastructure needs of existing and new communities is dependent on partnership working between a variety of public and private sector agencies. Where new development creates a need for new or improved infrastructure, contributions from developers will be sought to make the development acceptable in planning terms. Contributions will be assessed in accordance with the provisions of Circular 05/2005 'Planning Obligations' to ensure that they are fairly and reasonably related in scale and kind to the proposed development, and to the contribution to the cumulative impact arising from the relevant scheme.

6.6 Infrastructure provision and contributions will be informed by the Core Strategy Infrastructure Delivery Plan (IDP). The draft IDP gives a broad indication of what infrastructure is required within a defined area, where, when, how much it will cost, who is responsible for delivery and how it will be funded during the plan period. Throughout the Core Strategy preparation process the draft IDP has been informed by discussions that have taken place with key infrastructure delivery partners.

6.7 It is recognised that a flexible approach will need to be taken, particularly in relation to delivering social infrastructure for newly established communities as they evolve throughout the plan period. Further consultation with both new and existing communities will therefore take place as the process of developing infrastructure continues.

Development Management Policies

Policy IP1: Supporting & Providing our Infrastructure

To ensure that all new development provides the necessary infrastructure facilities required to create and support sustainable communities, the following will be required:

- The District Council will require all new development, and conversion schemes, to provide the appropriate infrastructure on-site, in line with other policies of the Core Strategy and the provisions of the Developer Contributions Supplementary Planning Document.
- Where off-site infrastructure is identified as a requirement (such as highway improvements, education and community facilities) appropriate contributions will be sought. Contributions in lieu of on-site provision are set out in our Developer Contributions SPD.
- For the Strategic Development Locations reference should be made to the relevant infrastructure requirements as set out in the Concept Statements and Infrastructure Delivery Plan.
- The viability of developments will also be considered when determining the extent and priority of development contributions in line with our Developer Contributions SPD.
- Applications that result in a loss of an existing infrastructure service or facility will not be permitted, unless it can be demonstrated that the facility is clearly surplus to the requirements of the community, or a replacement facility of equivalent or improved quality and accessibility is provided.

Explanation

6.8 It is expected that developer contributions will have a significant role to play in infrastructure delivery, such as site related highway and sustainable transport improvements, provision of green spaces, community facilities, schools and health centres. However, it is recognised that other mechanisms may be required to help deliver infrastructure.

6.9 Infrastructure requirements may need to be adapted or altered to deal with changing circumstances that arise through the plan period, or that need to be refined to take account of site specific requirements identified later in the LDF process. During the plan period delivery agencies may have to review their management and investment plans and priorities over time.

6.10 The Planning Obligations Supplementary Planning Document currently provides more details on the implementation of Lichfield District's planning obligations policies. A new Developer Contributions SPD will be prepared to replace the existing Planning Obligations SPD to ensure that the contributions being sought are the most appropriate. The Government is currently reviewing the way in which developer contributions are collected, and the District Council will need to consider the appropriateness of introducing a Community Infrastructure Levy (CIL) or similar tariff based approach for Lichfield District to meet future infrastructure needs. Much of the detail set out in the IDP would inform CIL (or other tariff based) calculations if developer contributions are sought through this method and the methodology would be set out in the Developer Contributions SPD.

Policy IP2: Carbon Investment Fund

The District Council will establish a Carbon Investment Fund designed to ensure that developments can deliver the required carbon reductions (in-line with local and national carbon targets) at the least possible cost. Carbon targets can be delivered entirely through on site measures through the investment into energy efficiency and low/ zero carbon energy generation technologies. However where achieving minimum targets are prohibitive, or where developments prefer to limit on-site measures, then, in seeking to achieve the zero carbon standard, a one-off payment can be made.

This offset payment will deem to meet the carbon reduction requirement of the development, and will be calculated at a set rate of £100 per tonne of carbon. An assumed building lifetime is assumed as 30 years and thus the payment will be:

Offset Payment = total annual carbon tonnes to be offset x 30 years x £100

Explanation

6.11 Reducing carbon emissions from new built development will assist in the creation and maintenance of sustainable communities. However, it may not always be feasible or economically viable to provide such reductions wholly on development sites. This is recognised through the 'allowable solutions' dimension of the Code for Sustainable Homes Level 6, whereby the remaining 30% of regulated energy plus all non-regulated energy use can be dealt with through a range of measures, covering carbon emitted from the home for 30 years after build. To date the Government has announced some allowable solutions, these being:

- further carbon reductions on site beyond the regulatory standard;
- energy efficient appliances meeting a high standard which are installed as fittings within the home;
- advanced forms of building control system which reduce the level of energy use in the home;

- exports of low carbon or renewable heat from the development to other developments; and
- investments in low and zero carbon community heat infrastructure.

6.12 The creation of a Carbon Investment Fund mechanism, either unilaterally, or in partnership with other Staffordshire authorities, will support the implementation of these 'allowable solutions', particularly aimed at assisting the proposed acceleration to the zero carbon standard to 2013 for major development. Further details of this will be set out in the District Council's proposed Developer Contributions SPD, which will include what mechanism will be used to implement the tariff collection, such as Section 106, CIL or a similar tariff based approach, and will also give consideration to a series of appropriate carbon reduction projects towards which the funding raised will be distributed.

Local Evidence Base
<p>Infrastructure Delivery Plan</p> <p>Staffordshire County-wide Renewable/Low Carbon Energy Study (September 2010)</p>

Table 6.1

7 Sustainable Transport

Sustainable Community Strategies:	Strategic Plan: Our Ambitions	Core Strategy: Strategic Objectives
<p>Staffordshire SCS:</p> <p>A protected, enhanced and respected environment.</p> <p>Lichfield District SCS:</p> <p>Sustainable Communities:</p> <p>Lichfield District must be a place where sustainable communities are created that embodies the principles of sustainable development at the local level.</p> <p>Lichfield District must be a place where people can continue to afford to live, work and travel, where any new developments are carefully planned to create sustainable communities that fit well with the existing environment and meet local needs, without compromising the needs of future generations.</p> <p>Safer & Stronger Communities:</p> <p>Lichfield District must be a place where individuals, neighbourhoods and communities are increasingly free from both crime and the fear of crime, and in which the environment is clean, green and pleasant to live.</p> <p>Healthier Communities and Older People:</p> <p>Lichfield District must be a place where all people have the opportunity to live long, healthy and happy lives because of the information, choices and quality of services provided to them.</p> <p>Economic Development and Enterprise:</p> <p>Lichfield District must be a place where trade can flourish and competitiveness can act as a stimulus for growth and greater resource efficiency. It must be a place where people of different skills and abilities have the opportunity to live and work.</p>	<p>A sustainable, clean & safe environment:</p> <p>We want to create a clean and safe environment</p> <p>A thriving economy:</p> <p>We want to nurture and develop a thriving economy where businesses prosper and our residents have access to local jobs.</p> <p>A good place to live:</p> <p>We want our district to be a good place to live with quality housing which meets people's needs.</p> <p>A better quality of life:</p> <p>We want people to experience a better quality of life, where leisure and cultural activities that enhance lifelong learning, and access to good health and healthy living opportunities are available to everyone.</p> <p>A joint effort:</p> <p>We believe the best way to achieve all this is through a joint effort working in partnership with local people and organisations.</p>	<p>Strategic Objective 1: To ensure that the development of new homes contribute to the creation of balanced and sustainable communities by being located in appropriate settlements and by containing or contributing towards a mix of land uses, facilities and infrastructure appropriate to their location.</p> <p>Strategic Objective 3: To provide the necessary infrastructure to support new and existing communities, including regeneration initiatives in those existing communities where the need for improvements to social, community and environmental infrastructure have been identified, in particular, within north Lichfield, Burntwood, Fazeley and Armitage with Handsacre.</p> <p>Strategic Objective 4: To reduce the need for people to travel by directing most growth towards existing sustainable urban and rural settlements and by increasing the opportunities for travel using sustainable forms of transport by securing improvements to public transport, walking and cycling infrastructure.</p> <p>Strategic Objective 12: To develop and maintain increasingly sustainable rural communities through limited local employment and housing development and improvements to public transport facilities and access to an improved range of services.</p>

What are our ambitions?

7.1 *'Well balanced, mixed use new communities with good service centres in strategic growth locations, improved town centre facilities and better quality local jobs will help to restrict the demand for out-commuting. The adverse effects of climate change will be mitigated through the distribution of new growth to the most sustainable existing settlements and by infrastructure improvements that achieve a greater proportion of journeys by public transport, cycling and walking. Public and other sustainable transport systems will be improved to be more effective within urban areas and between urban and rural communities, so that a lower proportion of journeys are made by car, contributing to a reduction in the emission levels of greenhouse gases generated by the District.'*

7.2 *Greater penetration of public transport networks will be achieved within Lichfield and Burntwood and more effective services provided for rural communities. These measures and the use of information technology systems and more effective measures to prioritise people over cars will result in less intrusion by car traffic in residential areas and town centres. Walking and cycling infrastructure will be improved so that it becomes an easy first choice for shorter journeys and where possible takes advantage of car-free or green corridors. There will be improved access to rail services, including park and ride facilities at Lichfield Trent Valley station serving the Cross-City and West-Coast rail*

lines. Significant progress will have been achieved in providing rail access to more communities and destinations, including services that help to reduce demand on the A38 trunk road through an extended cross city rail line and which enable Burntwood to be linked by rail to Lichfield and Walsall.

7.3 Lichfield Southern Bypass and other local road improvements will have been completed so that reduced congestion helps to reduce carbon emissions. Burntwood will benefit from improved local public and sustainable transport links focused on the town centre and improved access to other urban areas. 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 more effectively to appropriate centres.

7.4 Residential areas will have improved availability and better access to community facilities and employment locations, particularly to facilities in town and village centres on foot, by bicycle and by public transport. Better accessibility will include the important connections between facilities such as parks, play areas, shops, doctor's surgeries, schools, libraries and leisure centres.'

Introduction

7.5 Improving everyone's access to public transport, their ability to walk and cycle, minimising the need to travel by car and reducing levels of congestion are key ways in which we can make a contribution to mitigating the effects of climate change. An important aspect of this is a strategy for locating growth and change that maximises the opportunities to travel less, particularly by car and to integrate transport choices within developments. The Spatial Strategy for Lichfield District sets out to achieve this, but the issues also need to be addressed by more investment in public transport facilities, to benefit existing and new communities.

7.6 There are current transportation strategies for the District within the [Staffordshire Local Transport Plan](#) that are aimed at delivering the above objectives through sustainable transport systems. The Core Strategy builds upon these policies and proposals and will consider if and how they need amending in order to address the longer-term needs of the District. The policies and proposals for the Core Strategy have taken account of issues concerning how people travel at present and needs arising from new development, in particular from housing and employment growth. The Core Strategy seeks to guide future investment in sustainable forms of travel.

7.7 In order to do this, some studies have already been carried out and a [Phase 1 Travel Assessment](#) has been carried out for the District that looks at the accessibility patterns of existing communities. Further work has been carried out examining the preferred distribution for new growth set out in the Preferred Options document, looking at the implications of housing growth for the settlements of Lichfield and Burntwood. The [Transport Appraisal of the Preferred Option for Lichfield City](#) and the [Transport Appraisal of the Preferred Options for Burntwood Town](#) demonstrate how growth in particular locations could be satisfactorily assimilated into the settlements and how existing strategies need to be revised, with new schemes to provide sustainable transport facilities and accommodate traffic where necessary.

7.8 Investment in public transport is largely funded through private sector operators with commercial objectives, although there is some support from Local Transport Plan funding to ensure certain non-commercial objectives are met. The support of operators is important for future provision and therefore the Core Strategy needs to encourage partnership working and co-operation between the private and public sectors.

Core Policy 5: Sustainable Transport

Accessibility will be improved and transport choice widened, by ensuring that all new development is well serviced by an attractive choice of transport modes, including public transport, footpaths and cycle routes to provide alternatives to the use of the private car and promote healthier lifestyles.

Development proposals will, either individually or collectively, have to make appropriate provisions for:

- Reducing the need to travel;
- Widening travel choices and making travel by sustainable means of transport more attractive than the private car;
- Improving road safety; and
- Improving air quality and reducing the impact of travel upon the environment, in particular reducing carbon emissions that contribute to climate change.

The District Council will continue to work with partners to improve accessibility, by enhancing sustainable transport opportunities and encouraging development that reduces the need to travel and changes travel behaviour through a balance of transport measures. Future development within the District will be focused on the most accessible settlements and locations to reduce the need to travel. Developments that are wholly car-dependent or promote unsustainable travel behaviour will not be supported.

Initiatives related to the improvement of public transport within the District will be promoted, including proposals for:

- Improvements to Lichfield Trent Valley station to improve cross-city line connectivity, including a strategic park and ride facility that takes account of existing and future demands;
- Protection of future rail opening opportunities including extensions to the cross-city line and the safeguarding of the Walsall-Lichfield rail line;
- Improved walking and cycling facilities within urban areas, particularly linked to the centres of Lichfield and Burntwood and the integration of new growth within existing settlements by securing good walking and cycling connections within and to new developments;
- The extension of bus services and high quality facilities that promote public transport use to new communities, including the identified Strategic and Broad Development Locations;
- Town centre improvements in Lichfield and Burntwood that promote improved services and integration of public transport; and
- Reducing the relative isolation of rural communities through public transport improvements and the continued facilitation of 'Community Transport.'

Improvements to the road network will be required, as follows:

- Completion of necessary highway schemes to tackle areas of congestion and to increase highway safety, including the completion of the Lichfield Southern Bypass and schemes identified at Fradley.
- Improvements to junctions on the A38 and A5 Strategic Road Network (SRN).

Travel behaviour change towards sustainable modes will be encouraged through the development of travel plans. Major developments, including employers and educational institutions should develop travel plans to promote sustainable means of travel. ⁽¹⁰⁾

10 Major development is all non-residential development of 1,000m² or more or 10 or more dwellings

Explanation

7.9 Improvements to transport in Lichfield City to 2011 are currently informed by the Lichfield Transport and Development Strategy (LTaDS) which sets out a package of measures to deliver road and public transport improvements. LTaDS has been informed by the Local Transport Plan (LTP) 2 (2006-11) and it is proposed that this strategy be reviewed and extended to cover the growth within the City to 2026 and set out the transport measures required to improve accessibility and reduce the level of car borne trips. This will be informed by the Local Transport Plan 3 (2011-2026). It is also proposed to consider the development of Local Transport Strategies for Burntwood and the key rural settlements dependent upon development proposals identified within the Allocations of Land DPD. Further Local Area Transport and Development Strategies will be developed in conjunction with Staffordshire County Council and other partners for our key rural settlements where proposed development would give rise to opportunities for developing a range of transport measures to assist in meeting Core Policy objectives.

7.10 Investment in rail services and facilities are key to encouraging a modal shift away from the high car dependency that currently exists within the District. In particular improvements to Trent Valley Station would enhance the accessibility of the cross-city line and a strategic park and ride facility here would support existing and future demand. In addition The Black Country Core Strategy includes the reopening of the Walsall-Lichfield rail line within its proposals for the Brownhills Regeneration Corridor, and it is important that this line is safeguarded within Lichfield's Core Strategy and that the strategy allows for any opportunities to extend the cross-city service.

7.11 With regard to the strategic road network the Highways Agency have developed a model to consider the impact of growth on the A38 and A5 trunk road network. This model based approach considers the levels of growth identified in the Spatial Strategy and is flexible to allow alternative sites/levels of growth to be considered. The outcome of this work will identify junction improvements required, timescales and costs for improvements, which will be fed into the Infrastructure Delivery Plan (IDP) that will sit alongside the Core Strategy. The A38, as part of the trunk road network, should be a corridor of movement through the region and discussions with the Highways Agency have identified that there is potential for the A38 to be improved to increase capacity and a separate study has been commissioned to assess this.

7.12 Future transport needs are likely to mean taking a partnership approach to public transport and highways improvements between operators, developers and public sector agencies. The District Council has prepared an Infrastructure Delivery Plan (IDP) to accompany the Core Strategy and the necessary transport improvements required to implement the strategy are identified within it.

Development Management Policies

Policy ST1: Sustainable Travel

The District Council will seek to secure more sustainable travel patterns by:

1. supporting measures and specific schemes to improve facilities for non-car based travel including the promotion of Lichfield City's role as a public transport interchange;
2. supporting the development of infrastructure for electric and hybrid vehicles, and vehicles utilising other alternative forms of fuel;
3. requiring development needing access by a large number of people to be located where it is or can be made accessible by non-car means of transport;

4. requiring all major development to be accompanied by a site specific travel plan to promote and achieve sustainable travel choices; and
5. only permitting traffic generating development where it is, or can be made compatible with, the transport infrastructure in the area and takes account of:
 - number and nature of additional traffic movements, including servicing needs;
 - capacity of the local transport network;
 - cumulative impact including other proposed development;
 - access and egress to the public highway; and
 - highway safety.

Explanation

7.13 Road transport is a major generator of carbon dioxide (CO₂) emissions and for Lichfield District this sector generated 35% of total emissions in 2007. Reducing the need to travel and successfully improving the sustainability of transport networks, through optimising the choice of sustainable travel modes are therefore priorities for transport policies within the Core Strategy. Policy ST1 therefore sets out a range of measures designed to secure more sustainable travel patterns across the District, including strengthening the role of Lichfield City as public transport interchange. The policy also recognises the need to support the provision of infrastructure for electric and hybrid vehicles, as is advocated by the consultation [draft Planning Policy Statement on "Planning for a Low Carbon Future in a Changing Climate"](#).

Policy ST2: Parking Provision

The District Council will require appropriate provision to be made for off street parking in development proposals in accordance with its maximum parking standards. In considering the level of provision the District Council will have regard to:

1. the anticipated demand for parking arising from the use proposed, or other uses to which the development may be put without needing planning permission;
2. the scope for encouraging alternative means of travel to the development that would reduce the need for on-site parking. This will be particularly relevant in areas well-served by public transport;
3. the impact on highway safety from potential on-street parking and the scope for measures to overcome any problems; and
4. the need to make adequate and convenient provision for disabled parking.

The District Council will require the provision of sufficient, safe, weatherproof, convenient and secure cycle parking and associated facilities within all new developments to assist in promoting cycle use.

Explanation

7.14 The District Council recognises the need to balance parking requirements in order to maximise highway safety with the need to promote sustainable transport choices. The District Council intends to give further consideration to detailed car and cycling parking standards within a proposed Supplementary Planning Document.

Local Evidence Base

[Phase 1 Transport Assessment 2008](#)

[Transport Appraisal of the Preferred Options for Lichfield City \(October 2009\)](#)

[Transport Appraisal of the Preferred Options for Burntwood Town \(October 2009\)](#)

Table 7.1

8 Homes for the Future

Sustainable Community Strategies:	Strategic Plan: Our Ambitions	Core Strategy: Strategic Objectives
<p>Staffordshire SCS:</p> <p>A vibrant, prosperous and sustainable economy.</p> <p>Lichfield District SCS:</p> <p>Sustainable Communities:</p> <p>Lichfield District must be a place where sustainable communities are created that embodies the principles of sustainable development at the local level.</p> <p>Lichfield District must be a place where people can continue to afford to live, work and travel, where any new developments are carefully planned to create sustainable communities that fit well with the existing environment and meet local needs, without compromising the needs of future generations.</p> <p>Children & Young People:</p> <p>Lichfield District must be a place where children and young people are healthy, safe, enjoy and achieve, have the opportunity to make a positive contribution to their community and are economically secure.</p> <p>Safer & Stronger Communities:</p> <p>Lichfield District must be a place where individuals, neighbourhoods and communities are increasingly free from both crime and the fear of crime, and in which the environment is clean, green and pleasant to live.</p> <p>Healthier Communities and Older People:</p> <p>Lichfield District must be a place where all people have the opportunity to live long, healthy and happy lives because of the information, choices and quality of services provided to them.</p>	<p>A sustainable, clean & safe environment:</p> <p>We want to create a clean and safe environment</p> <p>A good place to live:</p> <p>We want our district to be a good place to live with quality housing which meets people's needs.</p> <p>A better quality of life:</p> <p>We want people to experience a better quality of life, where leisure and cultural activities that enhance lifelong learning, and access to good health and healthy living opportunities are available to everyone.</p> <p>A joint effort:</p> <p>We believe the best way to achieve all this is through a joint effort working in partnership with local people and organisations.</p>	<p>Strategic Objective 1: To ensure that the development of new homes contribute to the creation of balanced and sustainable communities by being located in appropriate settlements and by containing or contributing towards a mix of land uses, facilities and infrastructure appropriate to their location.</p> <p>Strategic Objective 2: To create a District where development meets the needs of our communities whilst minimising its impact on the environment and helps to mitigate and adapt to the adverse effects of climate change.</p> <p>Strategic Objective 4: To reduce the need for people to travel by directing most growth towards existing sustainable urban and rural settlements and by increasing the opportunities for travel using sustainable forms of transport by securing improvements to public transport, walking and cycling infrastructure.</p> <p>Strategic Objective 5: To provide an appropriate mix of market, specialist and affordable homes that are well designed and meet the needs of existing and future residents of the District.</p> <p>Strategic Objective 11: To protect and enhance the quality and character of the countryside, its landscape and villages by ensuring that development which takes place to meet identified rural development needs contributes positively to countryside character through enhancements to the local environment.</p> <p>Strategic Objective 12: To develop and maintain increasingly sustainable rural communities through limited local employment and housing development and improvements to public transport facilities and access to an improved range of facilities.</p> <p>Strategic Objective 14: To protect and enhance the District's built environment assets, its historic environment and local distinctiveness, ensuring an appropriate balance between built development and open space, protecting the character of residential areas, protecting existing open spaces and improving the quality of and accessibility to open space and semi-natural green spaces.</p> <p>Strategic Objective 15: To focus residential, community and commercial facilities into high quality developments within the most sustainable locations whilst protecting and enhancing the quality and character of the existing built and natural environments.</p>

What are our ambitions?

8.1 *'The provision of new housing will be directed towards meeting the range of needs identified in the District, including meeting the needs for affordable housing locally and having regard to needs arising within the neighbouring towns of Tamworth and Rugeley.*

8.2 *Sustainable urban neighbourhoods will be created where necessary to accommodate housing needs. These will be as urban extensions to Lichfield (incl. Streethay), Burntwood, at Fradley and within Armitage with Handsacre Parish to meet the needs of Rugeley. These will be designed to protect and enhance existing assets and allowing residents to live in high quality surroundings in accommodation they can afford and which meets their needs in a distinctive locality. Whether as part of the urban areas, villages or countryside, an environment that is more vibrant or more serene will emerge as appropriate and assets will be protected and enhanced. 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 where opportunities have been created for improvements to education, skills, training, health, incomes and participation in decision making, leading to reduced levels of deprivation.*

8.3 *An expanded Fradley village will be the principal focus for rural housing, based around its existing and planned new facilities. In addition, Armitage, Shenstone, Whittington, Alrewas, Fazeley and Little Aston will have planned and managed growth that is appropriate in scale, respects their character and supports their respective roles as prosperous sustainable settlements acting as focal points for local people and for nearby smaller settlements. Smaller rural settlements will see only limited growth to meet local needs and community aspirations.'*

Introduction

8.4 The amount, location and affordability of new housing in the District to 2026 are key policy areas to be addressed within the Core Strategy. Lichfield District is an area of high demand for housing, which has been exacerbated by significant levels of migration into the District, often from higher-income households. This has resulted in house prices that are higher than the average both nationally and in the West Midlands. Lichfield District will continue to be an area of housing growth which needs to be addressed in ways which protect the living standards and environment of those already resident as well as those people moving to the area.

Core Policy 6: Housing Delivery

The District Council will plan, monitor and manage the delivery of approximately 8,000 homes in Lichfield District between 2006 and 2026 and ensure that a sufficient supply of deliverable/developable land is available to deliver around 400 new homes each year. Lichfield District will seek to provide 70% of housing on previously developed land to 2016 and 50% thereafter.

Housing development will be focused upon the following key urban and rural settlements:

- Lichfield City
- Burntwood
- Rugeley
- Alrewas, Armitage with Handsacre, Fazeley, Fradley, Little Aston, Shenstone and Whittington

There is a requirement to identify new locations adjacent to existing settlement boundaries to accommodate the balance of dwellings which cannot be built on sites within the existing built up areas of the settlements identified above. These have been identified on the Key Diagrams as:

Strategic Development Locations (SDLs):

Location	Number of Homes	Delivery Timescales
South of Lichfield	500 - 550	2015 - 2026
East of Lichfield (North of Streethay)	800 - 850	2017 - 2025
Fradley (Fradley Airfield)	700 - 750	2013 - 2021
Land East of the Burntwood Bypass	375 - 425	2014 - 2019
East of Rugeley (Borrow Pit)	400 - 450	2021 - 2026

Broad Development Locations:

Location	Number of Homes	Delivery Timescales
Fradley	200 - 250	2018 - 2021

The District Council proposes to apportion an additional 400 properties between the Key Rural Settlements of Alrewas, Armitage with Handsacre, Fazeley, Little Aston, Shenstone and Whittington. Apportionment between these settlements will be set out within the Allocations of Land DPD, following consideration through a rural masterplanning project.

In the remaining rural areas, only the following residential development will be permitted:

- infill development land within village settlement boundaries (set out in the Allocations of Land and Site Development DPD);
- affordable housing (see Policy H2);
- changes of use and conversion schemes;
- agricultural, forestry and other occupational workers dwellings.

The overall distribution of new homes, as shown in table 8.1, will be guided by the Settlement Hierarchy, Key Diagrams and Strategic Development Location insets.

Residential development will be expected to:

- contribute to the achievement of sustainable communities;
- assist in meeting the identified housing needs, including affordable homes, within our sub-housing market areas, including the requirements of housing market areas relating to Tamworth and Rugeley; and
- deliver the required, identified social, physical and green infrastructure requirements necessary to support sustainable communities.

Settlement	Sub Housing Market Area	Completions 2006 - 2010	Deliverable Urban Sites	Developable Urban Sites	Strategic Development Locations/Broad Locations	Totals	Overall %
Lichfield City	City of Lichfield	808 (65%)	818 (30%)	372 (57%)	1,300 - 1,400 (30-31%)	3,298 - 3,398	41%
Burntwood	Burntwood	120 (10%)	421 (15%)	142 (22%)	375 - 425 (9%)	1,058 - 1,108	13%
East of Rugeley		0 (0%)	680 (25%)	0 (0%)	400 - 450 (9-10%)	1,080 - 1,130	14%
Fradley	Lichfield District North	327 (26%)	805 (30%)	135 (21%)	900 - 1,000 (19-24%)	913 - 1,013	12%
Armitage & Handsacre					400 (9%)		
Alrewas							
Fazeley	Tamworth					1,654	20%
Little Aston	Lichfield District						

Settlement	Sub Housing Market Area	Completions 2006 - 2010	Deliverable Urban Sites	Developable Urban Sites	Strategic Development Locations/Broad Locations	Totals	Overall %
Shenstone	South & East						
Whittington							
Other Rural	Lichfield District North, South & East				0 (0%)		
Approx. Total:		1,255	2,724	649	3,375 - 3,675	8,003 - 8,303	100%

Table 8.1 Housing Distribution & Delivery

Explanation

8.5 Lichfield District will make provision for the delivery of approximately 8,000 new dwellings between 2006 and 2026. This equates to a local target of 400 dwellings per year.

8.6 As of 1st April 2010 within the District we have delivered 1,249 dwelling completions since 2006 at an average rate of 312 dwellings per year and have a committed deliverable supply of 1,800 net homes outstanding. In addition the District Council has identified sites within existing urban areas that could potentially deliver approximately 645 homes within the next 5 years and 650 homes thereafter, on a range of previously developed and previously undeveloped sites within settlement boundaries. This leaves just over 3,600 homes left to identify new sites for.

8.7 Our Spatial Strategy is one that concentrates growth in and around our most sustainable settlements and makes best use of existing infrastructure. The identified Strategic Development Locations (SDLs) and Broad Development Locations (BDLs) were considered against alternative options in light of the technical evidence and interim sustainability appraisals published.

8.8 Phasing is one of the most important aspects of delivering the quality and form of development in Lichfield District. The delivery of required new infrastructure will determine how quickly certain areas can be developed and the ability of providers to deliver necessary infrastructure will need to be taken into account. The viability of public and private services, including public transport, required to support the new housing and jobs will also be dependent on land being released in a phased and logical way. Each SDL is accompanied by a draft Concept Statement setting out the proposed timescales for delivery (Appendices C-G).

8.9 Regular reviews will take place to ensure that the timing, level and nature of investment in key infrastructure is in line with that originally assumed, and is delivering sufficient capacity to accommodate the development planned. If not, priority will be given to encouraging the provision of key essential infrastructure. This will ensure that significant development does not take place without the essential infrastructure required to support it.

8.10 These regular reviews will also examine the emerging balance between the provision of new housing and the creation of local job opportunities so that any need to provide further stimuli to employment growth is identified at an early stage. Similarly, the reviews will examine the rate of development on brownfield sites. Phasing adjustments may be made where necessary to stimulate the development of brownfield sites where this can be achieved without serious implications for overall targets.

Development Management Policies**Policy H1: A Balanced Housing Market**

To assist in the achievement of a balanced housing market, new residential developments should include an integrated mix of dwelling types, sizes and tenures based on the District Council's latest assessment of local housing need. The District Council will seek to extend the range of dwellings in the District to increase local housing choice and contribute to the development of mixed and sustainable communities.

The District Council will encourage the delivery of smaller dwelling types, of all tenures, including two bed apartments and two and three bed houses. The District Council will also seek to enable the provision of supported housing and care homes to reflect the needs of the changing demographic profile of the District's population to 2026, and also dwellings built to the Lifetime Homes Standard.

Where appropriate, higher density provision will be sought, focused around our most sustainable centres to assist in the provision of smaller units to meet a diverse range of housing needs. The provision of units which allow for home-working will also be supported, particularly in our rural areas.

Explanation

8.11 All additional new housing provided in the District should contribute to the development of mixed and balanced communities. The District Council recognises the need for dwellings of a variety of sizes, types, tenures and costs throughout the District to meet the current and future requirements arising from all types of household, including those with special requirements such as older people, single persons and those with learning difficulties and physical disabilities. Supported housing can include sheltered housing schemes designed specifically for older people and also supported housing schemes for vulnerable groups such as those with learning difficulties and physical disabilities, whilst Lifetime Homes provide accessible and adaptable accommodation for everyone, from young families to older people and individuals with a temporary or permanent physical impairment.

8.12 The [Strategic Housing Market Assessment](#) (SHMA) identifies the disproportionate balance of housing types across the District with high concentrations of larger, detached homes, particularly in the rural areas. Consequently the SHMA has identified the need for smaller affordable dwellings, particularly those of an appropriate type and size for 'first-time buyers' or 'first-time renters' and families to access. Additionally, the shifting demographic patterns across the age ranges of 60-79 and the over 80s have major implications for meeting the differing and evolving housing and support needs of older people living alone. In many of our rural areas issues arise in relation to "asset rich - income poor" home owners, and it is essential that sufficient resources are allocated to appropriate care and support services for older people living alone, as supported by Core Policy 2: Principles for Sustainable Development, Core Policy 4: Delivering Our Infrastructure and Policy IP1: Supporting and Providing Our Infrastructure.

8.13 The [Rural Housing Needs Survey](#) identified that size of dwelling was the main reason given in relation to residents finding their property unsuitable for their needs. In the Rural North most people stated that their current property was too small for their families needs, in contrast to those in the Rural South and Rural East, where the household's property being too large for their needs was considered a greater problem.

Policy H2: Provision of Affordable Homes

The District Council is committed to improving housing affordability in Lichfield District. On qualifying sites, the District Council will be seeking a target of up to 40% of new dwellings (including conversions) to be provided as affordable housing.

The overall delivery of affordable housing in the District during the plan period will be related to the ability to deliver in the market conditions that prevail at the time a planning application is made. The District Council will consider varying this percentage in line with a model of dynamic viability. The levels will be reviewed annually in consultation with a stakeholder group informed by the following factors:

- Market land values;
- House prices; and
- Index of building costs.

The thresholds upon which affordable housing provision will be sought are:

- In Lichfield City and Burntwood, affordable housing will be required on housing developments for 15 or more dwellings or sites of 0.5ha or more in size.
- Outside these two main urban areas, affordable housing will be required on housing developments for 5 or more dwellings or sites of 0.2ha or more in size.

Affordable housing may be in the form of social rented, intermediate or a mix of both. The District Council will require up to 80% of the affordable housing on a site to be social rented through a registered provider; the precise proportions will be agreed with the District Council having regard to housing needs within the locality of the development and effects on the economic viability of a scheme. Affordable housing should be provided on site and only in very exceptional circumstances will contributions in lieu, that are broadly equivalent in value to on-site provision, be acceptable.

A flexible approach on thresholds, proportions, tenure, size and type will be taken on a scheme by scheme basis to reflect housing needs and to ensure scheme viability, subject to an open book approach by developers.

The District Council will require developments to incorporate and suitably integrate affordable and market housing with a consistent standard of quality design and public spaces, to create mixed and sustainable communities.

Development in 'other rural settlements' will be supported on small rural exception sites for 100% affordable housing to meet the needs of local people from within the SHMA sub-area where there is no conflict with other Core Strategy policies and the following criteria are met:

- The site is adjacent to existing village settlement boundaries;
- A housing need has been identified in the parish, or in one or more of the adjacent parishes, for the type and scale of development proposed;
- The proposed development is considered suitable by virtue of its size and scale in relation to an existing settlement and its services, and its proximity to public transport links and key infrastructure; and
- The initial and subsequent occupancy is controlled through planning conditions and legal agreements, as appropriate, to ensure that the accommodation remains available in perpetuity to local people in affordable housing need.

Explanation

8.14 Lichfield District Council has acknowledged the need for more affordable housing to be provided as one of its priorities in the District. The District Council's Strategic Plan 2008-12 states that we will "help people access a home that's right for them and to live independently." This strategic aim is further supported by both the District Council's Housing Strategy 2006-9 and the Homelessness Strategy 2008-13 which both have the provision of more affordable housing as one of their priorities.

8.15 An assessment of the housing market in Lichfield District suggests the affordable housing requirement in the District is greater than the local housebuilding target proposed. The [Strategic Housing Market Assessment 2008](#) identifies an annual need of 581 affordable dwellings over a five year period, compared to our overall local annual housing target of 400 dwellings per year. It is therefore not practical to meet our identified need, however the District Council will continue to work with Registered Providers (RPs) to maximise opportunities for increased numbers of affordable housing units outside of the Section 106 system. The target of up to 40% of new housing to be provided as affordable housing, on qualifying sites, is based on the analysis of need and is considered, by the District Council, as the appropriate maximum target to provide sustainable, balanced communities as part of the overall development strategy. An affordable housing viability study carried out between 2008-10 highlighted that 40% was viable in a good market, although it is accepted that lower levels are more likely to be achieved below the market peak. The District Council will assess viability on an annual basis which will determine an overall annual viable target within the Annual Monitoring Report (AMR). Achieving a 40% target, on qualifying sites, would deliver in the region of 2,000 affordable homes across the District between 2006 and 2026, which equates to approximately 100 per annum. The detailed mechanisms for assessing the factors of our 'model of dynamic viability' will be set out in the Developer Contributions SPD.

8.16 Affordable housing should be provided by private subsidy and developers are expected to take account of this when negotiating the purchase price for any site. The District Council may support applications for public subsidy or grant from the [Homes & Communities Agency](#), or other relevant body, towards the provision of affordable housing where a site viability assessment has demonstrated that is not viable to deliver the required target of affordable housing on site.

8.17 The future availability of grant funding is uncertain and the normal expectation is that affordable housing will be provided without grant. The District Council expects that there will be a need for grant funded development of some 100% affordable housing sites such as the development of rural exception sites. The District Council may also seek the provision of specialist and supported affordable housing on major sites to meet identified needs and in these circumstances the District Council will support applications for grant funding to meet any additional costs of providing this housing instead of general needs affordable housing.

8.18 Opportunities for housing development outside of Lichfield and Burntwood are generally restricted to smaller sites and infill development yet the levels of affordable housing need are high. The assessment of viability has concluded that with higher house prices in the rural areas, the size of the site does not unduly affect viability. This is reflected in the reduced rural threshold of 5 dwellings which gives greater scope to deliver affordable housing within the Lichfield District South & East, North and Tamworth sub-housing market areas.

8.19 To enable affordable housing to be provided within the 'other rural settlements' to meet local needs, PPS3 allows new affordable housing to be permitted on small sites in or outside but adjoining existing village boundaries. These are sites which would not normally be released for market housing but in the case of specified rural settlements, housing can be accommodated as an exception to normal policies. Such need would be most appropriately identified through the preparation of a Parish Plan, prepared by the local community and supported by a robust local needs survey. The provision of affordable homes on any 'exceptions sites' would need to continue in perpetuity and in doing so,

would result in all future tenants of those homes being ineligible for the 'right to buy.' This restriction is consistent with the overall objectives of Section 157 of the Housing Act 1985 and the Housing (Right to Enfranchise) (Designated Protected Areas) (England) Order 2009 and will prevent 'exceptions' development becoming part of the private housing market over time.

Policy H3: Gypsies, Travellers & Travelling Showpeople

Where a need is identified, sites for gypsies and travellers and travelling showpeople will be allocated within the Allocation of Land & Site Development Policies Development Plan Document. The location of residential and transit sites will be informed by the criteria set out below having regard to other Core Strategy policies:

- the site is within or adjacent to Lichfield, Burntwood or a Key Rural Settlement;
- in the Key Rural Settlements, the site is cumulatively appropriate and proportionate in scale to the settlement, its local services and infrastructure;
- the site is large enough to provide for adequate on-site facilities for parking, storage, play and residential amenity dependent on the number of pitches;
- vehicular and pedestrian access to the site is safe and convenient;
- the site will be able to be landscaped and screened to provide privacy for occupiers and to maintain visual amenity within the landscape/townscape; and
- development of the site will have no significant detrimental impact to adjoining properties or neighbouring land by virtue of noise and other disturbance caused by movement of vehicles to and from the site.

If the site is located within the Green Belt, the applicant must demonstrate that all reasonable alternatives have been explored and discounted as part of the justification for the development.

Applications for new sites and refurbishment of existing sites must meet the design guidelines detailed in National Guidance (Designing Gypsy & Traveller Sites, Good Practice Guide).

Explanation

8.20 A number of local authorities across the Southern Staffordshire and Northern Warwickshire area (Rugby Borough Council, Lichfield District Council, South Staffordshire Council, Nuneaton and Bedworth Borough Council, Cannock Chase District Council, North Warwickshire Borough Council and Tamworth Borough Council) commissioned a joint Gypsy and Traveller Accommodation Assessment (GTAA) in May 2007. The study was conducted by a team of researchers from the Salford Housing & Urban Studies Unit (SHUSU) at the University of Salford and assisted by staff at the Centre for Urban and Regional Studies (CURS) at the University of Birmingham. The study was greatly aided by research support and expertise provided by members of the local Gypsy and Traveller communities. This study identified a need for an additional 14 residential pitches and 5 transit pitches within the District to 2026.

8.21 The approach of this strategy is to locate residential development in sustainable locations that are well served by services and facilities; for this reason the focus of this policy is on Lichfield City, Burntwood and the Key Rural Settlements. The identification of specific sites will be a matter for the Allocations of Land DPD.

8.22 The criteria outlined above have been determined through a combination of the GTAA and the results of public and stakeholder consultation.

Our Local Evidence Base

[Strategic Housing Market Assessment 2007-8](#) (December 2008)

[Rural Housing Needs Survey 2008](#) (January 2009)

[Strategic Housing Land Availability Assessment](#) (May 2010)

[Gypsy & Traveller Accommodation Assessment 2008](#) (February 2008)

[Affordable Housing Viability Assessment](#) (April 2009)

[Assessment of 5 Year Housing Land Supply 2010](#) (May 2010)

[Tamworth Future Development & Infrastructure Study](#) (July 2009)

9 Economic Development & Enterprise

Sustainable Community Strategies:	Strategic Plan: Our Ambitions	Core Strategy: Strategic Objectives
<p>Staffordshire SCS:</p> <p>A vibrant, prosperous and sustainable economy;</p> <p>Strong, safe and cohesive communities;</p> <p>A protected, enhanced and respected environment.</p> <p>Lichfield District SCS:</p> <p>Sustainable Communities:</p> <p>Lichfield District must be a place where sustainable communities are created that embodies the principles of sustainable development at the local level.</p> <p>Lichfield District must be a place where people can continue to afford to live, work and travel, where any new developments are carefully planned to create sustainable communities that fit well with the existing environment and meet local needs, without compromising the needs of future generations.</p> <p>Economic Development and Enterprise:</p> <p>Lichfield District must be a place where trade can flourish and competitiveness can act as a stimulus for growth and greater resource efficiency. It must be a place where people of different skills and abilities have the opportunity to live and work.</p>	<p>A sustainable, clean & safe environment:</p> <p>We want to create a clean and safe environment</p> <p>A thriving economy:</p> <p>We want to nurture and develop a thriving economy where businesses prosper and our residents have access to local jobs.</p> <p>A better quality of life:</p> <p>We want people to experience a better quality of life, where leisure and cultural activities that enhance lifelong learning, and access to good health and healthy living opportunities are available to everyone.</p> <p>A joint effort:</p> <p>We believe the best way to achieve all this is through a joint effort working in partnership with local people and organisations.</p>	<p>Strategic Objective 4: To reduce the need for people to travel by directing most growth towards existing sustainable urban and rural settlements and by increasing the opportunities for travel using sustainable forms of transport by securing improvements to public transport, walking and cycling infrastructure.</p> <p>Strategic Objective 6: To promote economic prosperity by supporting measures that enable the local economy to adapt to changing economic circumstances and to make the most of newly arising economic opportunities.</p> <p>Strategic Objectives 7: To ensure that employment opportunities within the District are created through the development of new enterprise and the support and diversification of existing business, to meet the identified needs of local people.</p> <p>Strategic Objective 8: To create a prestigious Strategic city centre serving Lichfield and beyond, an enlarged town centre at Burntwood and a vibrant network of district and local centres that stimulate economic activity, enhance the public realm and provide residents' needs at accessible locations.</p> <p>Strategic Objective 9: To increase the attraction of Lichfield District as a tourist destination through supporting and promoting the growth of existing tourist facilities, the provision of a greater variety of accommodation, the development of new attractions appropriate in scale and character to their locations and the enhancement of existing attractions.</p> <p>Strategic Objective 12: To develop and maintain increasingly sustainable rural communities through limited local employment and housing development and improvements to public transport facilities and access to an improved range of services.</p> <p>Strategic Objective 15:</p> <p>To focus residential, community and commercial facilities into high quality developments within the most sustainable locations whilst protecting and enhancing the quality and character of the existing built and natural environments.</p>

What are our ambitions?

9.1 *'New employment development will create higher value jobs within the District and a focus on job growth sectors. Growth in homes and jobs will be matched by integrated and phased investment in infrastructure throughout the period 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 across the District. The development of land for employment at Fradley, Lichfield and Burntwood and selective redevelopment of existing employment estates will help to provide a range of new jobs, with new office jobs being created principally in Lichfield City centre, but also at a smaller scale in other locations within Lichfield and as part of Burntwood town centre.*

9.2 *Burntwood will be a more sustainable and self-contained town with an enlarged, viable and enhanced town centre, that has a suitable range of shops and commercial, leisure, health and cultural uses of a scale appropriate to meet the needs of the population of the town. Opportunities will be taken to increase the scale and diversity of economic activity, further assisting in the regeneration of the area and helping to meet the needs of the population.*

9.3 *Lichfield City will be the focus for a wide range of services, shopping, cultural and leisure activities that serve the District as a whole. They will be more accessible through improvements made to sustainable routes into the City. Lichfield City centre will be a vibrant day and evening destination*

with increased city centre living and an improved pedestrian environment. All of these factors are important in maintaining and building on Lichfield's status as a regional tourist destination with the facilities to support an increase in tourism.

9.4 *Tourism will be more sustainable and a more significant contributor to the local economy with more visitors staying longer. While tourism will continue to be based upon the significance of Lichfield as an historic cathedral city and the wider rural environment, other attractions will have flourished, including Drayton Manor Park and the National Memorial Arboretum, which will act as a western gateway to the National Forest, and there will be more sustainable access options for visitors.'*

Introduction: Employment & Economic Development

9.5 Lichfield District benefits from a diverse local economy, with a large number of sectors and employers based in the District. The District Council aims to build on the strengths of the existing local economy by allocating land for new employment and for the redevelopment and modernisation of existing employment sites.

9.6 The main thrust of the policy will focus on attracting high-value employment into the District and ensuring that the appropriate skills are available locally to service this type of employment.

Core Policy 7: Employment & Economic Development

The District Council, working in partnership with the business and local communities, will maintain and enhance the diverse local economy and encourage opportunities for inward investment. The high environmental qualities of the District should be safeguarded to attract further investment from new and existing employers.

Opportunities for new business formations will be fostered and the survival of these businesses supported, with sustainable forms of business, including home-working, and the expansion of ICT being particularly supported. Working with partners, the District Council will encourage education and skills development (including proposals relating to the Third Sector), in order to provide employers with access to a skilled labour force as well as reducing levels of out-commuting.

Within the District, high-value office sector jobs in business, education and research sectors will be encouraged to exploit local skills and good transport links in sustainable locations; primarily Lichfield City and Burntwood. Developers will be expected to demonstrate how they will work with local economic partnerships in maximising opportunities for employing local people and developing skills in the District.

No new land will be allocated for general employment uses. Existing permissions and allocations of new employment land are sufficient to absorb the proposed growth during the plan period. 127ha of land for general employment (excluding B1 offices) has been identified and is readily available for general employment development throughout the plan period. Proposals for facilities for employees within large estates will be encouraged.

Existing employment areas will be protected and retained for employment uses. Redevelopment and modernisation of such sites for employment purposes will be encouraged in order to meet current and future business needs and to minimise the need for additional new land. Proposals for economic development and diversification of the rural economy including the re-use of rural buildings will be supported where they do not conflict with other Core Policies.

Employment Location	Hectares of land available for new general employment 2006-2026	Status
Fradley Park Phase 1	3.72	With planning permission
Fradley Park Phase 2	18.27	With planning permission
Fradley Park Phase 3	24.34	With planning permission
Boley Park Extension -Lichfield	15.05	With planning permission
Britannia Way - Lichfield	2.5	Deliverable
Triangle - Lichfield	0.7	Deliverable
Burntwood Business Park Zone 1	1.69	With planning permission
Total new land available	66.27 ha	
Employment Location	Hectares of land available for redevelopment for general employment 2006-2026	Status
Rugeley Power Station	1.46	With planning permission
Woodend Lane (Lucas Site) - Fradley	5.6	With planning permission
GKN Trent Valley - Lichfield	2.39	With planning permission
Burntwood Business Park Zone 3 & 4	5.5 (land identified by landowner)	With planning permission
Former Hepworth	4.52	With planning permission
Total Redevelopment land identified	19.47 ha	
Completions 2006-2010	41.95ha	
Under Construction at 2010	2.09	
Total land available 2006-2026	127.69ha	

Table 9.1

Explanation

9.7 The portfolio of existing and proposed employment sites provides a good mix and range of industrial and other employment based property and land that is well balanced both locationally and by market sector, with the largest concentration serving the most populated areas.

9.8 This policy seeks to address the current need for more job opportunities within the District for local people and for the future resident population of the District. Over recent years unemployment levels within Lichfield District as a whole have been typically lower than elsewhere within the region. It is envisaged that this policy together with other Core Policies will assist in redressing the imbalance between out and in-commuting to and from the District, particularly in relation to movements between Lichfield and the West Midlands conurbation.

9.9 In order to ensure that the local economy benefits from a wide skills base within the local population, the District Council will work with partners to ensure that education and skills levels are improved. New business formations will actively be encouraged and access to the labour market in more deprived areas will be supported. The role of the Third Sector, including Social Enterprise, in helping to develop local skills and participation in the labour market will be recognised.

9.10 The emerging RSS Phase 2 Revision (which is intended to be abolished) set an indicative target of 99ha of land for general employment for the period 2006-2026 including a continual available supply of 33ha, which included both new land and redevelopment land. This general level of employment development is still considered appropriate. The portfolio of available employment land taking into account land already available with planning permission, under construction or developed at April 2010 stands at 127.69ha. This includes 41 hectares completed between 2006 - 2010, sites with permission totalling 66.27ha of new land and 19.47ha for available for redevelopment at April 2010. The inclusion of employment redevelopment sites allows for new developments on existing sites and as most of these are well located, and have potential to be more efficiently used particularly through redevelopment opportunities, no new employment sites are proposed. The amount of employment land available reflects that sites at Chasetown and Fradley (with permission for employment) are suggested for re-designated for alternative uses.

9.11 Lichfield City is considered to be well-balanced in regard to the ratio of employed people and jobs. However, it is acknowledged that there are some deficiencies within office-sector employment in the city and new office development within the city is proposed to fill this gap, providing job opportunities for residents who currently travel to the conurbation to work. Lichfield City benefits from excellent links both in terms of road, rail and bus networks which should assist in attracting new businesses to locate and existing businesses to expand including opportunities for redevelopment and modernisation of existing employment sites.

9.12 In Burntwood, there are higher levels of out-commuting to employment opportunities located elsewhere with only 31% of employed people living in Burntwood actually working in the settlement. However, Burntwood further benefits from excellent links to the strategic highway network and therefore should continue to maintain existing and attract new businesses. Burntwood benefits from close proximity to the West Midlands Conurbation and the District Council will promote regular and sustainable transport links to this area. Within Burntwood due to the existing constraints in the availability of new land for employment and the need to improve existing employment areas, opportunities in terms of redevelopment and modernisation of existing sites and as part of proposals to redevelop the town centre should help ensure that new jobs are created bringing with it environmental improvements.

9.13 Fradley is a significant employment location. Whilst much development has taken place at here, there remains land available with planning permission for further employment development which is likely to remain attractive to certain market sectors particularly with associated housing

development planned and the provision of a local service centre offering a range of services. Better facilities associated with employment uses and improved public transport will help to reinforce Fradley as a major employment site within the District.

9.14 Employment and growth in traditional rural industries is low, although it is acknowledged that it forms an important part of the rural economy. Unemployment in rural locations is generally low and many residents travel to their place of employment. However there are employment opportunities within the rural areas and these will continue to be supported. The role of existing employment estates within rural settlements is recognised and support will be given to proposals which result through redevelopment in the modernisation of those older employment sites which will aim to maintain their future economic viability .

9.15 Other large rural employers not located within existing settlements include Drayton Manor Theme Park, St Giles and Little Aston Hospitals and their importance to the local economy is acknowledged. Home-working by residents in rural areas is becoming a significant part of the rural economy and the expansion of broadband and other technological advances will help to support this sustainable form of employment. Proposals which aim to diversify the rural economy will generally be supported where they do not conflict with other Core Policies including re-use of rural buildings for employment uses. Major developed sites in the Green Belt will be considered through the Allocations of Land DPD, to protect and support opportunities for local employment.

9.16 The District Council will continue to support existing employment sites for employment across the District and will support proposals that would result in better, higher quality and more modern employment facilities that are best able to meet the current and future business needs, that result in the longer term, in a portfolio of attractive and viable employment sites.

Introduction: Our Centres

9.17 Lichfield District has a wide range of shopping and service facilities. Lichfield City is considered a strategic centre, whilst Burntwood Town is much smaller and currently does not provide for the needs of its catchment population. Key rural centres and neighbourhood centres provide much needed shops and services for local residents to use on a day-to-day basis. New communities proposed as part of the Core Strategy will require similar neighbourhood centres to provide retail and services to the locality.

Core Policy 8: Our Centres

Development proposals for retail, leisure, office and cultural facilities will be focused within the commercial centres of Burntwood and Lichfield City. In Lichfield City and Burntwood, town centre boundaries will be considered through the Allocations of Land DPD. Retail Assessments will be required in line with Development Management Policy E1.

In **Lichfield City Centre** retail development will be encouraged up to an additional 35,000m² gross together with up to 30,000m² gross of office provision. All proposals should have regard to the need to protect and enhance the City's historic character. A sequential approach to the location of offices will be applied and where there is clear evidence that there are no suitable office sites within the city centre, locations on the edge of the city centre will be considered before locations elsewhere within and accessible to Lichfield City. All sites should benefit from excellent public transport links to Lichfield City and should not prejudice further office development within other town centres.

In **Burntwood**, support will be given for an enlarged town centre to meet local needs. The District Council will encourage new retail development to a limit of 16,000m² gross (of which 13,000m² gross would be comparison goods) together with up to 5,000m² gross office floorspace.

Leisure uses, cultural development, attractive spaces and a balanced night time economy are to be encouraged in both Lichfield City and Burntwood town centres. Management programmes, including environmental enhancements, will be implemented to support existing retailers and attract visitors.

New Neighbourhood Centres providing local services and facilities will be required to meet the day to day needs arising from new communities that are proposed within the Strategic and Broad Development Locations. The diversity of local services will be protected and supported and a mix of facilities in existing Neighbourhood Centres will be maintained to provide for day to day local shopping and service facilities.

Key Rural Centres will be protected and enhanced to provide shops, services, employment and community facilities to meet the needs of local communities within the settlement and as a focus for those living and working in nearby smaller outlying villages.

Improvements to the accessibility of centres will be supported, especially sustainable means of transport together with improvements to traffic management within the urban areas.

Hierarchy of Centres	Indicative Location
Strategic Centre (<i>with many shops, services, employment and entertainment which service a much wider catchment than just the local population</i>)	Lichfield
Town Centre (<i>shops and services primarily serving local catchments but providing for main weekly convenience shopping</i>)	Burntwood
Key Rural Centres (<i>shops and services for day to day needs within villages to serve the wider rural area</i>)	Alrewas, Armitage with Handsacre, Fazeley, Fradley, Little Aston, Shenstone & Whittington
Neighbourhood Centres (<i>shops and services for day to day needs within urban neighbourhoods</i>)	E.g. Boley Park, Curborough, Darwin Park, Netherstowe, Weston Road, Morley Road, Parkhill Road, Chasetown, Swan Island (see Key Diagrams)
Proposed Neighbourhood Centres	South Lichfield, Streethay, East of Rugeley

Table 9.2 Hierarchy of centres

Explanation

9.18 This policy seeks to protect, enhance and promote the sustainable development of the District's centres. Proposals for town centre uses should follow guidance set out in [PPS 4 'Planning for Sustainable Economic Growth'](#), directing development in the first instance to within town centre boundaries and in accordance with the floorspace limits, whilst the protection and enhancement of the rural and neighbourhood centres should be carefully managed. High quality environments and public realm enhancements should also be provided. This approach is consistent with national policy advice and reflects the [Preferred Options](#) and [Policy Directions](#) documents.

9.19 In terms of office floorspace 30,000m² as a gross target is advocated. Generally, the level of net floorspace is equivalent to 85% of a gross figure. On this basis, the gross figure of 30,000m² would generate around 25,500m² of net floorspace.

9.20 The hierarchy of centres gives guidance on how the centres within the District should meet the needs of their catchments and provide for local needs in a sustainable way.

9.21 Lichfield is identified as the District's strategic centre and sets out the amount of retail floorspace that should be developed in the centre until 2026. It is the largest of the centres in the District, the most accessible by public transport and therefore the most appropriate location for new major retail, office, leisure and tourism uses. Any development within Lichfield City centre should protect and enhance the important historic character of the city. The main focus for development within the city centre, Friarsgate, will provide a retail-led mixed use scheme, including new leisure and tourism facilities, which will reinforce and build upon the city's existing strengths, whilst providing a development of a size which will enhance Lichfield City's status as a strategic centre.

9.22 Other, smaller, retail development within the town centre boundary will also be supported up to the floorspace limits to give a diverse, varied and vibrant shopping environment. Office development should also be focused within Lichfield City, providing high quality accommodation to encourage inward investment and support and enhance the existing business community within the city. Arts, tourism, leisure and cultural facilities within the city centre are also encouraged to provide for the needs of both residents and tourists. Lichfield City's night time economy is also significant and should be carefully managed with safe and varied activities encouraged. Opportunities for public realm enhancements and creation of vibrant and active public spaces should be maximised. Enhanced accessibility to sustainable transport and improved traffic management will ensure that the city attracts residents and visitors alike.

9.23 Burntwood town centre is currently only providing a small percentage of the retail floorspace that is required to meet the needs of the local population. It is proposed that the town centre is further developed to meet local needs, in accordance with the previously described floorspace limits and within the town centre boundary. The existing town centre, based around Sankey's Corner, will be protected and enhanced, with redevelopment and/or visual improvements encouraged to help benefit the town centre as a whole. Land for development should include the committed 'Blue Hoardings' scheme and the Morrison's store extension. Any further development should take place on the Olaf Johnson site, where it is considered that a mix of uses (including cultural, leisure and residential uses), with safe and vibrant connections to the existing town centre, would be appropriate. Office provision, should be directed to sites within the town centre boundary to give further employment opportunities. With a new town centre, accessibility by foot to and around the centre itself will be improved. Proposals will be encouraged to promote and include provision on sustainable forms of travel.

9.24 Key rural centres provide much-needed shops and services for local residents. They often act as a focus for the local communities. Enhancement of these shops and services should be sought to ensure that the important role that they have within rural communities is not lost or diminished in any way.

9.25 Neighbourhood centres within the urban areas meet the day to day needs of local residents. The District Council will seek to enhance the viability of these centres and protect them from inappropriate development. New neighbourhood centres will be required in areas of growth to serve the populations in those areas.

Introduction: Tourism

9.26 Tourism is an integral part of Lichfield District's economy. The District has a wealth of tourism facilities and activities of local, regional and national importance. It benefits from a good location near to the West Midlands conurbation, and having an attractive, mainly rural setting. The natural and built assets of the District such as the Cathedral, historic buildings, natural landscape and open countryside contribute positively to the tourism offer. The District Council supports the sustainable expansion of tourism in the District to benefit the local economy further.

Core Policy 9: Tourism

The District Council will support the growth of sustainable tourism in the District in line with the principles of Core Policy 2 and promote Lichfield City as a centre to access tourist attractions across the District.

To help support the local economy, a variety of types of additional overnight accommodation will be encouraged increasing overnight visitor capacity and enabling longer tourist stays. In line with PPS4 proposals for hotel developments should be directed within town centres.

The existing local, regional and national tourism facilities in the District, including the attractions in Lichfield City Centre, the National Memorial Arboretum, Drayton Manor Theme Park, Chasewater Country Park, Cannock Chase Area of Outstanding Natural Beauty (AONB), National and Community Forests and the Canal Network will be supported and promoted where they do not conflict with other Core Policies.

Explanation

9.27 Lichfield District attracts tourists from a wide range of locations to visit the national, regional and local visitor attractions within the District. This together with the District's location within the country and region and its excellent road and rail links means that tourism is an integral part of the District's economy which should be promoted and enhanced.

9.28 The Revised West Midlands Economic Strategy 2007 looked to maximise the cultural offer and natural assets of the region. The West Midlands Visitor Economy Strategy sought to attract more visitors from outside the region, along with more over-night stays, more business and high-value leisure visitors and more private sector tourism. Despite the revocation of the RSS, it is considered that these pieces of evidence are still very relevant and, with reference to Lichfield District, much of their approach has been encompassed within the above local policy. Regionally, Lichfield was promoted as a cathedral city which needs to maximise the new and wider cultural tourism opportunities. This is strongly endorsed by the District Council, and the above policy therefore seeks to promote the use of Lichfield City as a centre from which visits to attractions and the surrounding countryside are focused. A number of key attractions serving the West Midlands region are located within Lichfield District and it is important that these are maintained and enhanced where appropriate. Tourism can help support the vitality and viability of our town centres and villages by supporting local pubs and other facilities. Sustainable tourist development is about making a low impact on the environment and local culture, while helping to generate income and employment for local people. Within the rural areas sustainable tourism opportunities should be of a scale and nature appropriate to the locality, linked to existing villages to support the village services and facilities, whilst utilising existing transport opportunities.

9.29 Lichfield District provides an ideal location for tourism attractions, within the countryside but close to a major metropolitan area. The District has attracted tourists for many years, with visitor numbers increasing year on year. The tourism industry supports a significant number of jobs in the district and provides significant income to the local economy.

9.30 Lichfield City provides a host of tourism attractions within its historic centre. These include the Cathedral, Lichfield Heritage Centre, Samuel Johnson Birthplace Museum, Lichfield Garrick, Erasmus Darwin Museum and Beacon Park. These attractions provide wide local and regional appeal and will continue to be supported. A range of accommodation and leisure facilities are available within Lichfield City and its good accessibility attracts visitors and enables the city to act as a focus from where visits to other attractions can take place using sustainable transport means. Within a more local context, the significance of cultural assets and activities are covered under Core Policy12: Cultural Assets.

9.31 Chasewater Country Park, near Burntwood, is the subject of a SPD that will set out the vision for its future. The Park provides mainly open access recreation and has a lake which is used for water skiing and sailing as well as providing a habitat for wildlife. Chasewater Railway offers steam train rides near to the lake and an Innovation Centre, which offers exhibitions and visitor information, is also located within the site. Whilst attracting a good number of visitors, it is considered that with the existing good examples of renewable energy and biodiversity enhancement within the site, additional facilities focusing on creating a recreational and visitor resource that showcases innovations in energy efficiency, sustainable development and low carbon technology should be promoted.

9.32 Within the rural area there are a host of attractions. Drayton Manor Park receives over a million visitors each year making it the most popular tourist attraction in the District and of increasing regional and national significance. Support will be given to its continued development providing that it is in scale and character within its surroundings.

9.33 The National Memorial Arboretum (NMA) is Lichfield's newest large-scale tourism attraction. It is located close to the village of Alrewas, within the National Forest, and is home to the Armed Forces Memorial. Further investment in tourism facilities at the NMA is envisaged and, providing that it is in scale and context with its surroundings, this will be supported by the District Council. Elsewhere within the National Forest schemes/opportunities to help regenerate the local economy through diversification which are of a scale and nature appropriate to their setting will be supported.

9.34 There is a large canal network within the District, comprising the Trent and Mersey, Coventry and the Birmingham and Fazeley Canals. Tourist attractions based around the canals, located at Fradley Junction and Fazeley, include boat hire and holiday accommodation. There is the potential for the canals to be used as green corridors between locations within the District. The positive contributions the restoration of the Lichfield Canal can make to tourism, recreation and the creation of a green corridor are recognised by the District Council.

9.35 The District Council, as a partner in the Central Rivers Initiative, will continue to support its objectives and work to help realise the unique economic and tourism benefits of the Tame and Trent corridors.

9.36 In conjunction with promoting the District's existing attractions and developing new ones, proposals for a variety of additional overnight accommodation will be supported. More overnight capacity will enable larger numbers of visitors to stay and potentially result in longer stays within the district to the benefit of the local economy.

Development Management Policies

Policy E1: Retail Assessments

9.37 In line with PPS4 and local retail evidence, thresholds for retail assessments will be set as follows:

Centre	Assessment Required	Assessment may be Required
Lichfield	Over 1,000m ² gross	Under 1,000m ² gross
Burntwood	Over 500m ² gross	Under 500m ² gross
Other Centres	Over 100m ² gross	Not Required

Explanation

9.38 Work has been carried out in line with PPS4 in order to determine thresholds at which retail assessments will need to be undertaken. In terms of Lichfield City, in setting the thresholds the assessment has considered the existing Friarsgate scheme in terms of its impact on the viability and vitality of other centres in Lichfield District as well as the cumulative impact of Friarsgate and potential other development in Lichfield City in the longer term. The conclusion is that development at Friarsgate and Bird Street car park would not have an unacceptable impact on centres within the catchment of the potential development.

9.39 Similarly an impact assessment has been undertaken in relation to an enlarged Burntwood town centre on the vitality and viability of centres within the Burntwood catchment. This assessment takes into account the approved LCP scheme and potential additional floorspace on the Olaf Johnson site and concluded that individually and cumulatively, would not have an unacceptable impact on centres within the catchment of the potential development.

Our Local Evidence Base

[Employment Land Review](#) (December 2007)

[General Employment Land - A Market Assessment](#) (November 2008)

[The Offices Market - A Market Assessment](#) (November 2008)

[Evidence on Retail Matters](#) (April 2009)

[Supplementary Report on Need](#) (April 2010)

[Tourism Background Paper](#) (April 2009)

10 Healthy & Safe Communities

Sustainable Community Strategies:	Strategic Plan: Our Ambitions	Core Strategy: Strategic Objectives
<p>Staffordshire SCS:</p> <p>Improved health and sense of well-being:</p> <p>A protected, enhanced and respected environment.</p> <p>Lichfield District SCS:</p> <p>Sustainable Communities:</p> <p>Lichfield District must be a place where sustainable communities are created that embodies the principles of sustainable development at the local level.</p> <p>Lichfield District must be a place where people can continue to afford to live, work and travel, where any new developments are carefully planned to create sustainable communities that fit well with the existing environment and meet local needs, without compromising the needs of future generations.</p> <p>Children & Young People:</p> <p>Lichfield District must be a place where children and young people are healthy, safe, enjoy and achieve, have the opportunity to make a positive contribution to their community and are economically secure.</p> <p>Safer & Stronger Communities:</p> <p>Lichfield District must be a place where individuals, neighbourhoods and communities are increasingly free from both crime and the fear of crime, and in which the environment is clean, green and pleasant to live.</p> <p>Healthier Communities and Older People:</p> <p>Lichfield District must be a place where all people have the opportunity to live long, healthy and happy lives because of the information, choices and quality of services provided to them.</p>	<p>A sustainable, clean & safe environment:</p> <p>We want to create a clean and safe environment</p> <p>A good place to live:</p> <p>We want our District to be a good place to live with quality housing which meets people's needs.</p> <p>A better quality of life:</p> <p>We want people to experience a better quality of life, where leisure and cultural activities that enhance lifelong learning, and access to good health and healthy living opportunities are available to everyone.</p> <p>A joint effort:</p> <p>We believe the best way to achieve all this is through a joint effort working in partnership with local people and organisations.</p>	<p>Strategic Objective 3: To provide the necessary infrastructure to support new and existing communities, including regeneration initiatives in those existing communities where the need for improvements to social, community and environmental infrastructure have been identified, in particular, within north Lichfield, Burntwood, Fazeley and Armitage with Handsacre.</p> <p>Strategic Objective 4: To reduce the need for people to travel by directing most growth towards existing sustainable urban and rural settlements and by increasing the opportunities for travel using sustainable forms of transport by securing improvements to public transport, walking and cycling infrastructure.</p> <p>Strategic Objective 5: To ensure that the development of new homes contribute to the creation of balanced and sustainable communities by being located in appropriate settlements and by containing or contributing towards a mix of land uses, facilities and infrastructure appropriate to their location.</p> <p>Strategic Objective 10: To improve outdoor and indoor leisure and cultural facilities available to those that live and work in and visit the District and to ensure a high standard of community safety, promoting healthier living and reducing inequalities in health and well-being.</p> <p>Strategic Objective 12: To develop and maintain increasingly sustainable rural communities through limited local employment and housing development and improvements to public transport facilities and access to an improved range of services.</p> <p>Strategic Objective 13: To protect and enhance the quality and diversity of the natural environment within and outside urban areas and help realise the positive contributions which can be made to addressing climate change.</p> <p>Strategic Objective 14: To protect and enhance the District's built environment assets, its historic environment and local distinctiveness, ensuring an appropriate balance between built development and open space, protecting the character of residential areas, protecting existing open spaces and improving the quality of and accessibility to open space and semi-natural green spaces.</p>

What are our ambitions?

10.1 *'Healthy and safe lifestyles will be encouraged and will contribute to developing sustainable communities by ensuring people have a variety of opportunities to positively influence their own wellbeing. The District Council, together with partners will do this by protecting and enhancing existing open spaces, recreation, sport, health, cultural and community facilities as well as supporting the development of new such spaces, places and facilities.'*

10.2 *Local need and aspiration to live healthy and safe lifestyles will be addressed through implementing minimum standards in relation to quantity, quality and accessibility for the provision of open spaces, sport and recreational facilities and by ensuring that high standards of air quality and low levels of pollution are maintained and improved across the District.'*

10.3 *Communities will have a strong sense of safety, ownership, belonging and pride in their neighbourhoods which will be achieved by creating, enhancing and maintaining high quality accessible environments which are designed to minimise levels of crime and antisocial behaviour.'*

Introduction

10.4 There are many factors which contribute to creating healthy, safe and sustainable communities. People need to be able to access a choice of facilities and activities to suit their needs, formal and informal, indoor and outside, which enable them to keep fit and well, both physically and mentally. People also need to feel they belong to communities, to find them accessible and welcoming, clean and free from pollution, to feel a sense of pride in their area, and to feel safe, as this contributes to their sense of wellbeing, which in turn can be a major contributory factor to the state of their health.

Core Policy 10: Healthy & Safe Lifestyles

The District Council will enable people to live healthy and safe lifestyles by facilitating access to a range of high quality and well maintained open spaces, sport, recreation and play facilities and cultural assets which are relevant to, and meet the needs of local communities. New spaces, facilities and assets will be designed to minimise opportunities for crime and antisocial behaviour, to maximise accessibility and to be integrated with surrounding communities and existing infrastructure, including existing green infrastructure.

Where appropriate, the District Council will support the development of new or improved facilities which contribute to improved and accessible local health care and to improved community safety.

The District Council will, where possible, identify opportunities for the co-location of facilities so that different types of open space and land facilities for sport and recreation can be located next to each other and in proximity to other community facilities for education and health.

The District Council will support appropriate initiatives which encourage homes to use energy efficiently to improve the quality of life of our residents. Measures such as better insulation will guard against cold and damp and measures to encourage shading will reduce the urban heat island effect and guard against heat intensity, both seeking to prevent potential ill effects on health.

The District Council will ensure that the current high standard of air quality in the District is monitored and maintained and, where possible, improved with no decline in standards being deemed acceptable as a result of new development.

The District Council will ensure that community infrastructure needs generated by new residential, commercial and industrial developments, such as open space, sport, recreation, children's play and civic and community spaces are provided in a way that best meets the needs of those new communities. New such spaces will be designed to maximise accessibility and integration with surrounding communities and existing green infrastructure. The timescale for delivery of these facilities (including off site contributions and/or improvements to existing sites and maintenance fees where appropriate) is set out in the Infrastructure Delivery Plan.

Explanation

10.5 The Core Strategy can help people to lead healthier lifestyles in many different ways. The availability of a variety of good quality and accessible community infrastructure such as open spaces, walkways and cycleways, sports and recreation facilities and cultural assets is vital to enabling peoples' continued and improved health and wellbeing. A combination of protecting, replacing, improving and promoting existing such spaces and facilities and developing new ones will provide opportunities for residents and visitors to participate in a variety of activities which suit their needs and interests,

reducing the need to travel and ensuring a range of provision and opportunity locally. It is vital that spaces and facilities are maintained to a high standard. This applies equally to both existing and new communities.

10.6 The Core Strategy needs to enable and support the provision of facilities which address local need in addressing health issues and matters relating to safer communities. Its approach needs to be flexible as these issues are likely to change over the plan period.

10.7 The Districts ageing population means that there are likely to be increasing problems resulting in ill health from poorly insulated and damp properties which are expensive to heat: an especially significant concern for those on low incomes, which affects all age groups. Supporting schemes which address these issues will help to mitigate some of the health impacts of an ageing population.

10.8 The District has low levels of pollution and generally good air quality and this needs to be maintained and, where possible, improved to prevent future problems of ill health developing through declining standards.

Core Policy 11: Participation in Sport

The District Council will seek to encourage, protect and enhance existing sport facilities, safeguarding sites for the benefit of local communities. A new location for a leisure facility incorporating a new sports hall (of a size to accommodate 6 badminton courts), swimming pool and learner pool will be identified to serve Lichfield City.

Support will be given for appropriate improvements to community infrastructure including community buildings and grounds to enable them to offer a range of facilities and services that meet the needs of the local community particularly where this would facilitate opportunities to accommodate activities that promote healthy lifestyles.

The loss of existing facilities will be resisted unless it can be clearly demonstrated that alternative facilities of a higher standard are being provided in a location which is equivalent or better, improves access and results in no loss of amenity or environmental quality. Where such spaces and/or facilities are lost any replacement must be made available prior to the loss of the original facility.

Explanation

10.9 The availability and accessibility to formal indoor and outdoor sports facilities has a direct impact on opportunities to promote the good health and well-being of residents. Indoor sports provision has been assessed using [modelling software](#) which looks at sports halls and swimming pools in terms of the existing position in relation to the individual facilities. It looked at their location and immediate catchment in terms of accessibility, the age of facilities, the demand in relation to hours of opening as well as the potential implications of increases in participation and population over the plan period. Its conclusions show that existing indoor facilities within Lichfield City and Burntwood are generally busy with demand exceeding supply and that they are used not just by local residents but also by those living outside the District. It is recommended that additional facilities be provided to meet the needs of existing and projected demand within Lichfield City – the equivalent size of 6 badminton court sports hall and swimming pool including a separate learner pool. It is considered that a new leisure centre would be appropriate within the Strategic Development Location east of Lichfield (Streethay).

10.10 An outdoor [playing pitch strategy](#) was completed in 2005 and looked at the provision in relation to football, rugby, hockey and cricket. It concluded that there are imbalances between types of pitches available and demand, highlighting an oversupply of adult football pitches but an undersupply of junior football pitches and hockey pitches. The District provision per 1000 population at 2005 was 0.93ha and when projected population and participation increases are taken into account it recommended an increase in playing pitch provision of 1.06ha per 1000 population.

10.11 In addition to indoor sports and outdoor sports pitches there are several other important sporting venues such as Chasewater (sailing and water skiing) and Curborough Sprint Course (motor racing and cycling). These and other facilities are also important resources that contribute to varied portfolio of activities and their importance must be recognised.

10.12 Many village halls and community buildings, as well as other facilities such as extended schools in both urban and rural areas, offer a range of indoor activities run by a variety of organisations from the public, private and voluntary sectors. Typically the larger community halls are found within larger rural settlements having been built in more recent years as a result of new residential development. It is important that such facilities are protected, and improved where necessary, to ensure that communities continue to have access to local facilities.

Core Policy 12: Cultural Assets

Existing cultural assets, facilities and venues for cultural events will be protected and support given to their appropriate improvement.

New proposals which provide additional cultural assets, including public art, or which result in a positive contribution to the overall cultural portfolio will be supported where appropriate.

This policy must be considered in conjunction with Core Policies 4, 9, 13 and 14 and Policies IP1, BE1, NR5 and NR6.

Explanation

10.13 Cultural assets contribute in bringing communities together; some assets for example Lichfield Cathedral, the Garrick Theatre or the National Memorial Arboretum play a key role in shaping the distinctiveness, identity and environment of the District. Promoting and investing in cultural infrastructure and cultural activities contributes to sustaining a vibrant local economy from tourism, including the evening and night time economy, as well as raising the District's profile. Many such assets also contribute to the overall quality of the built environment and the sense of local pride and belonging which this instills.

10.14 Cultural assets, facilities and opportunities do not just centre on the big 'honeypot' attractions. Being able to participate in a variety of activities which serve a range of needs and interests contributes to peoples' sense of health and wellbeing and it is important that these groups have the option of a variety of venues to choose from which are accessible, affordable and suit their varied needs. Such assets and facilities can range from school and church halls to purpose built community centres and more informal meeting places.

10.15 Having places to hold events is key to local residents' sense of community, belonging and pride in an area and therefore contributes significantly to their health and wellbeing. From village fairs and country shows, charity events and fun-runs to the larger events such as the Lichfield Festival, Burntwood Wakes and the Bower, these events have evolved around community passion and

enthusiasm. Ensuring sufficient provision of well maintained, suitable and high quality spaces and places from community halls, parks, gardens, and schools is a key element in being able to achieve this.

10.16 The consideration of cultural assets, facilities and opportunities is a wide ranging issue, and for this reason the Policy needs to be cross referenced to other policies relating to infrastructure provision, tourism, natural resources and the built environment which directly reflect local distinctiveness.

Development Management Policies

Policy HSC1: Open Space Standards

The District Council will support appropriate proposals that improve the quantity, quality and accessibility of greenspaces, particularly where deficiencies have been identified.

All open space, sport and recreation facilities identified in the [Open Space, Sport & Recreation Assessment](#) will be protected and minimum standards set in an Open Space, Sport & Recreation Supplementary Planning Document (SPD) for quantity, quality and accessibility. These include:

- outdoor and Indoor sports facilities;
- provision for children and young people (equipped play, and less formal play);
- amenity green space (for informal activity close to home or work);
- natural / semi natural green space;
- parks and gardens; and
- allotments (for growing own produce).

For other developments where no standards are specified such as green corridors, water spaces, cemeteries, churchyards and civic spaces, their benefit will be recognised and support will be given in appropriate circumstances that include opportunities to improve their quantity, quality or accessibility.

Design of new green and open spaces, or the redesign of existing spaces will take account of current guidance, minimising opportunities from crime and antisocial behaviour.

All semi-natural greenspaces will be protected. Their potential to accommodate increased visitor numbers will be monitored to ensure that there is no harm caused.

Proposals for new semi natural greenspace sites will be supported where appropriate opportunities arise.

Proposals for new greenspaces and sustainable green corridors will be supported where they strengthen links between settlements, facilities and services and contribute to creating healthy and sustainable communities.

The creation of new open spaces not linked to new residential or commercial developments will be supported where they accord with other policies within the Core Strategy including the restoration of sites worked for minerals, the creation of heathland and tree planting.

The creation of new allotments will be supported in appropriate locations.

New allotment space will be provided in conjunction with large residential developments where a need has been established.

The design or redesign of equipped children's playspaces will be supported where the proposals fulfil the needs of users. The involvement of communities, users and providers at an early stage must be demonstrated and proposals should take into account those elements considered important as set out in the [Open Space, Sport & Recreation Assessment](#)

10.17 The availability of quality and accessible recreation, sport and greenspaces contributes to encouraging healthy lifestyles and sustainable, quality environments. Within the District there are many such spaces and facilities that are of varying quality which are well used, these include leisure centres, parks, equipped children's play areas, outdoor football/rugby pitches, allotments, semi-natural greenspaces and amenity greenspaces.

10.18 Some greenspaces act, or have the potential to act, as corridors for movement by sustainable methods such as walking or cycling. Some have the potential to have their profile raised, thus increasing their use by sustainable means, not just for recreational trips but also for work or shopping, where they are accessible to and link existing communities and facilities.

10.19 Other greenspaces considered include allotments and natural/semi-natural greenspaces, both of which contribute to the overall landscape and environment. Allotments provide space for growing vegetables, a pastime which has been popular particularly in the City itself where there continues to be a demand which exceeds supply. Areas of semi-natural greenspaces are scattered throughout the District varying in size from substantial areas such as Cannock Chase Area of Outstanding Beauty, Chasewater Country Park and ancient woodland such as Hopwas Wood to much smaller sites. Most of these semi-natural greenspaces have some element of biological importance and by their individual nature are difficult to re-create. These spaces are important and the impact in terms of use for recreational purposes needs to be continually monitored in order that they are not adversely affected by visitor numbers or development. Whilst there are no natural/semi-natural greenspaces sites within the District over 500ha in size, there are three which lie just outside the District boundary; Sutton Park, Kingsbury Water Park and Blithfield Reservoir.

10.20 Greenspace also incorporates the many designated Parks and Gardens within the District, ten within Lichfield City and five within Burntwood. Typically these parks are close to or within densely populated areas and where quality has been identified as needing to be monitored and in some instances improved.

10.21 Greenspaces perform many roles from their aesthetic and biodiversity value through to recreation and informal play value. The District has many such greenspaces of varying sizes including wooded and grassed areas which are spread throughout the District's urban and rural areas; however some deficiencies exist particularly within some residential areas. Within residential areas accessible informal greenspaces suitable for children's play are important in promoting opportunities to improve social skills and healthy lifestyles. It is important that these areas are not just clean and safe but that there is a range of sizes and types that include some that offer high quality play value. Similarly areas of equipped play also offer more formalised play; they vary in size and type from skateparks and multi-use games areas to small equipped play areas. Ideally there should be a mixture of accessible formal and informal greenspaces suitable for play.

10.22 The assessments highlighted a need for more accessible informal greenspaces suitable for play within certain residential areas where a deficiency exists either in terms of quantity or accessibility. It is often the case that some well located greenspaces with potential for informal play are not used due to on site restrictions or where a perceived conflict with nearby properties exists. The District Council will continue to work with residents in considering potential for play on greenspaces within residential areas particularly where a deficiency exists and opportunities for new spaces are very limited.

10.23 Similarly in terms of provision of equipped children's play the amount and accessibility varies between areas with some areas being more deficient than others. Surveys have shown that additional equipped play areas are needed; particular deficiencies were highlighted in relation to facilities for teenagers within Lichfield City and Burntwood as well as a need for more imaginative natural play areas. In line with the [Play Strategy](#) the District Council will encourage all rural settlements to have at least one equipped children's play area. A variety of measures will be needed to improve quality, quantity and accessibility of both formal and informal play areas.

10.24 Given the importance of open spaces and their contribution to healthy lifestyles and the quality of the environment, it is considered that all spaces identified in the [Open Space, Sport & Recreation Assessment](#) should be protected and additional areas sought where deficiencies have been identified. Similarly, new developments must be thoughtfully designed, maximising any opportunities to incorporate a variety of accessible, safe, attractive and usable spaces and facilities linking by means of green corridors where appropriate to other existing spaces and facilities.

10.25 The information collated as part of the [Open Space, Sport & Recreation Assessment](#) included a detailed audit of existing provision and needs/demand of the population and those using the various types of spaces and facilities. Following on from this Assessment the Open Space, Sport & Recreation SPD will set minimum standards for quality, quantity and accessibility as well as developer contributions for the various typologies.

Local Evidence Base
Greens and Open Spaces Assessment
Playing Pitch Strategy December 2006
Play Strategy 2007 - 2012 2007
Strategic Landscape and Biodiversity Assessment December 2007
Rural Settlement Sustainability Study 2008
South Staffs PCT Staying Healthy Strategy and Action Plan 2008 - 2012 2008
Appropriate Assessment for Cannock Chase SAC 2009
Open Space, Sport & Recreation Assessment 2009
Local Air Quality Management Assessment for Lichfield District 2009
Lichfield District Safer Community Partnership Strategic Assessment 2010
Facilities Planning Model: Strategic Assessment of Need for Sports Halls and Swimming Pools in Lichfield January 2010

Table 10.1

11 Natural Resources

Sustainable Community Strategies:	Strategic Plan: Our Ambitions	Core Strategy: Strategic Objectives
<p>Staffordshire SCS:</p> <p>A protected, enhanced and respected environment.</p> <p>Lichfield District SCS:</p> <p>Sustainable Communities:</p> <p>Lichfield District must be a place where sustainable communities are created that embodies the principles of sustainable development at the local level.</p> <p>Lichfield District must be a place where people can continue to afford to live, work and travel, where any new developments are carefully planned to create sustainable communities that fit well with the existing environment and meet local needs, without compromising the needs of future generations.</p> <p>Children & Young People:</p> <p>Lichfield District must be a place where children and young people are healthy, safe, enjoy and achieve, have the opportunity to make a positive contribution to their community and are economically secure.</p> <p>Safer & Stronger Communities:</p> <p>Lichfield District must be a place where individuals, neighbourhoods and communities are increasingly free from both crime and the fear of crime, and in which the environment is clean, green and pleasant to live.</p> <p>Healthier Communities and Older People:</p> <p>Lichfield District must be a place where all people have the opportunity to live long, healthy and happy lives because of the information, choices and quality of services provided to them.</p> <p>Economic Development and Enterprise:</p> <p>Lichfield District must be a place where trade can flourish and competitiveness can act as a stimulus for growth and greater resource efficiency. It must be a place where people of different skills and abilities have the opportunity to live and work.</p>	<p>A sustainable, clean & safe environment:</p> <p>We want to create a clean and safe environment</p> <p>A good place to live:</p> <p>We want our district to be a good place to live with quality housing which meets people's needs.</p> <p>A better quality of life:</p> <p>We want people to experience a better quality of life, where leisure and cultural activities that enhance lifelong learning, and access to good health and healthy living opportunities are available to everyone.</p> <p>A joint effort:</p> <p>We believe the best way to achieve all this is through a joint effort working in partnership with local people and organisations.</p>	<p>Strategic Objective 2: To create a District where development meets the needs of our communities whilst minimising its impact on the environment and helps the District to mitigate and adapt to the adverse effects of climate change.</p> <p>Strategic Objective 10: To improve outdoor and indoor leisure and cultural facilities available to those that live and work in and visit the District and to ensure a high standard of community safety, promoting healthier living and reducing inequalities in health and well-being.</p> <p>Strategic Objective 11: To protect and enhance the quality and character of the countryside, its landscape and villages by ensuring that development which takes place to meet identified rural development needs contributes positively to countryside character through enhancements to the local environment.</p> <p>Strategic Objective 13: To protect and enhance the quality and diversity of the natural environment within and outside urban areas and help realise the positive contributions which can be made to address climate change.</p> <p>Strategic Objective 14: To protect and enhance the District's built environment assets, its historic environment and local distinctiveness, ensuring an appropriate balance between built development and open space, protecting the character of residential areas, protecting existing open spaces and improving the quality and accessibility to open space and semi-natural green spaces.</p> <p>Strategic Objective 15:</p> <p>To focus residential, community and commercial facilities into high quality developments within the most sustainable locations whilst protecting and enhancing the quality and character of the existing built and natural environments.</p>

What are our ambitions?

11.1 *The countryside will be rich in wildlife, with a greater proportion of woodland and heathland and be more accessible as a recreational, cultural and biodiversity resource. There will be more informal rural recreation opportunities and a better connected footpath network giving local access to them. There will be enhanced protection of the Cannock Chase Area of Outstanding Natural Beauty, where visitor management will ensure that the AONB retains its landscape quality but also its tranquillity. The Central Rivers area, contained within the Trent and Tame Valleys, will be an important sub-regional water based facility that will be a major local attraction for informal countryside recreation. The varied rural initiatives and the designation of new local nature resources will, together, provide varied recreation, education and tourism opportunities that will contribute towards the diversification of the rural economy.*

11.2 *The wide variety of landscapes within the District will have been protected for their intrinsic and historic value and enhanced where opportunities have arisen. The National Forest and Forest of Mercia will have contributed to a significant change in the landscape including a more connected network of woodland, restored heathland and other habitats which will provide a more resilient landscape for wildlife, to help offset the impacts of climate change. Sustainable heathland management practices will have enhanced the value of the Sites of Special Scientific Interest at Chasewater.'*

Introduction

11.3 Definition: The term 'natural resources' in relation to the Core Strategy refers to the supply of materials and assets that occur within the natural environment of Lichfield District. This includes the natural elements air, water and soil and the countryside as a resource for agricultural production, mineral extraction, and recreation and leisure opportunities, as well as the landscape characteristics and the varied habitats and species that live within it. Whilst it largely relates to the characteristics of the countryside, our towns and villages also contain significant natural environments.

11.4 Lichfield District is comprised of a variety of landscapes within a relatively small area, due to significant variations in geology, the presence of two significant river valleys, the Tame and the Trent, and remnants of historic landscapes including extensive forest and heathland. The landscape is constantly changing, and much of today's countryside includes the remains of historic landscapes, such as the former Forest of Needwood, areas of heathland and historic field patterns. Some landscape character types and habitats have suffered significant losses or degradation, and all of the District's landscape is affected by change arising from development, mineral working, agriculture and climate change.

11.5 Only a small part of the Cannock Chase Area of Outstanding Natural Beauty (AONB) falls within the District, however its presence in the sub-region is of wider significance because it provides a natural recreational resource and tourist attraction. Within Cannock Chase there is also a designated Special Area of Conservation (SAC) under the Habitats Directive. While the Cannock Chase SAC does not fall within Lichfield District boundaries, development that occurs within Lichfield District may have to be considered in relation to potential impact on the integrity of the SAC. A significant area of the District has been identified as part of a Biodiversity Enhancement Area (BEA) that stretches from Cannock Chase to Sutton Park, due to the lowland heathland which has been reduced in area over time. In addition, there are a number of national and regional initiatives affecting parts of the District that aim to achieve enhancements to existing landscapes and create valuable new habitats that can play a part in increasing biodiversity value within the District. In particular these include the National Forest, the Forest of Mercia, the Central Rivers Initiative and the Cannock Chase to Sutton Park Biodiversity Enhancement Area (BEA), all of which are long term projects that, when implemented, will achieve significant landscape change.

11.6 The largest Site of Special Scientific Interest (SSSI) in the District is lowland heathland habitat, located to the west of Burntwood. There are currently six SSSI's wholly or partly in the Lichfield District, including Stowe Pool in Lichfield City and the River Mease, which runs along the north east border of the District, both designated for their water environment and rare species. The River Mease is also a designated Special Area of Conservation (SAC) under the Habitats Directive. There are however many other Sites of Biological Importance (SBI) across the District of various habitat types, including ancient woodlands, that require on-going protection and management.

11.7 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 development and will be shown on the Proposals Map which will accompany the Allocation of Land and Site Development Policies DPD. All of the sites with permission are being worked, have been restored or are in the process of

restoration, which will offer opportunities for green infrastructure projects, nature conservation, education and recreation. Staffordshire County Council is the minerals planning authority and has commenced the preparation of the Mineral Core Strategy and the Waste Core Strategy that that will form part of the Local Development Framework.

Core Policy 13: Our Natural Resources

The District Council will seek to deliver an enhanced relationship between the countryside and settlements by creating linkages and corridors that provide for the integration of people, fauna and flora in both rural and urban locations. Where appropriate, biodiversity is to be made more accessible to all by creating new and managing existing rural and urban spaces to promote nature conservation. The District Council will support the restoration and creation of new habitats, tree planting and local nature reserves including through the opportunities provided within the Biodiversity Enhancement Area, the Cannock Chase Area of Outstanding Natural Beauty, the National Forest, the Forest of Mercia, the Central Rivers Initiative, the River Tame Management Strategy and the restoration of the Lichfield Canal.

All designated sites and non-designated priority habitats, together with historic landscapes and townscapes, will be protected from damage as a result of development or poor management, and enhanced where appropriate. Opportunities for the interpretation of natural resources will also be supported and encouraged.

The District Council will seek opportunities for the creation of habitats that allow for the mitigation of the effects of climate change on species, including the enhancement of opportunities for species to migrate. Where possible, links between habitats will be re-created and further habitat losses will be prevented in line with the Staffordshire Biodiversity Action Plan. The District Council will seek to deliver overall net gain for biodiversity within Lichfield District.

Natural resources, including our nationally important lowland heathland will be managed in a sustainable way to ensure protection and longevity. The District Council will seek to protect minerals resources by preventing sterilisation. The District Council will also contribute to the management and protection of Cannock Chase Special Area of Conservation and Cannock Chase Area of Outstanding Natural Beauty.

Explanation

11.8 The policy should be regarded as positive, which acts as a tool to aid the regeneration of our urban areas and sustainable growth of key rural settlements. In doing so it will allow the natural environment to be protected and enhanced. Development should not be prevented on sites where it can be demonstrated that satisfactory mitigation for species and habitats can be created. In addition, the natural environment, for example trees, should be integrated into the built form for health, amenity, delivery of ecosystem benefits and climate change mitigation.

11.9 The restoration and creation of habitats is to be carried out in line with Staffordshire Biodiversity Action Plan (SPAB) objectives in the appropriate locations.

11.10 Designated sites include; Sites of Specific Scientific Interest (SSSI); Sites of Biological Importance (SBI); Biodiversity Enhancement Areas (BEA); Special Areas of Conservation (SAC); and Regionally Important Geological and Geomorphological Sites (RIGS). Other priority habitats include Biodiversity Action Plan sites and species (BAP), ancient woodland and local nature reserves. Sites that receive statutory protection as part of their designation will be protected and enhanced where possible in line with the above policy and their relevant legislation.

11.11 Strategic landscape initiatives such as the Biodiversity Enhancement Area, the Cannock Chase Area of Outstanding Natural Beauty, the National Forest, the Forest of Mercia and the Central Rivers Initiative will contribute to positive landscape change across the District.

11.12 The practical approach to the management and protection of Cannock Chase Area of Outstanding Natural Beauty will be detailed in a Supplementary Planning Document. Further Supplementary Planning Documents in relation to 'Biodiversity and Landscape' and 'Trees and Development' will be prepared and linked to the relevant Development Management policies.

11.13 As well as covering sites which are important for their natural water environments, the restoration of the Lichfield Canal will offer opportunities for green corridors, and biodiversity enhancements. This is included within a wider volunteer based project which is also dedicated to the restoration of the Hatherton Branch Canal that falls outside the District. The Lichfield Branch Canal can be delivered independently and any phased restoration would first bring the canal to Lichfield City from the existing junction at Huddlesford.

Development Management Policies

Policy NR1: Countryside Management

The countryside of Lichfield District is valued as an asset in its own right and will be protected. The District Council will also encourage and assist/support those rural communities who are working on a Parish Plan, in order to highlight local issues, which can then be addressed through the Local Development Framework.

The District Council recognises the important economic role of the countryside and wealth of resources it provides. Development proposals will be supported which:

- assist in delivering diverse and sustainable farming enterprises;
- deliver/assist in delivering other countryside-based enterprises and activities, including those which promote the recreation and enjoyment of the countryside, such as forestry, horticulture, fishing and equestrian activities, and crops for energy generation, which may fall outside the definition of agriculture;
- provide for the sensitive use of renewable energy resources (in conjunction with Core Policy 3 and Development Management policies SC1 & SC2);
- encourage work and support from voluntary organisations.

Explanation

11.14 The countryside is defined as the largely undeveloped area that separates cities, towns and villages. Much of the land use activity within the countryside falls outside of the scope of the planning system, but as the countryside within Lichfield District provides a wealth of opportunities for leisure and recreational activities, as well as supporting traditional agricultural practices and farm diversification, the planning system has an important role in supporting and facilitating positive countryside management and in strengthening the rural economy.

11.15 The countryside is protected from inappropriate development by [Planning Policy Statement 7 'Sustainable Development in Rural Areas'](#), whilst Green Belt areas are also protected under [Planning Policy Guidance 2 'Green Belts'](#). The Government's overall aim is to protect the countryside for the sake of its intrinsic character and beauty, the diversity of its landscapes, heritage and wildlife, and the wealth of its natural resources, so that it may be enjoyed by all. To this end new building development in the countryside away from existing settlements, or outside of those areas designated for development within this Core Strategy, will be strictly controlled. Thus the Core Strategy aims to

continue to protect the countryside, but also recognises the socio-economic needs of rural communities. However, the role of the countryside as a natural resource is recognised and the District Council will seek to positively manage change through the development management function.

Policy NR2: Biodiversity, Protected Species & their Habitats

Development will only be permitted where the impacts on biodiversity and protected and locally important species and their habitats can be satisfactorily mitigated or enhanced. Priority for protection will be given to lowland heathland in Lichfield District, and to the creation and enhancement of habitats of conservation value which meet the objectives and targets of the Staffordshire Biodiversity Action Plan.

Reference must be made to the Supplementary Planning Document 'Biodiversity & Landscape' which will provide further recommendations and identify regeneration and management priorities for habitats and landscapes within the District. This Policy must be read in conjunction with Policy BE1: High Quality Development.

Explanation

11.16 The policy reflects national guidance in [Planning Policy Statement 1 Supplement 'Planning & Climate Change'](#) and [Planning Policy Statement 9 'Biodiversity & Geological Conservation'](#) which states that biodiversity should be conserved and enhanced whilst recognising that the distribution of habitats and species will be affected by climate change. Lowland heathland is identified as a priority for certain areas of the District and especially within the Biodiversity Enhancement Area.

Policy NR3: Trees, Woodland & Hedgerows

Lichfield District's trees, woodland and hedgerows are important visual and ecological assets in the relatively flat rolling landscape which is largely comprised of arable and grazed land.

In order to retain and provide local distinctiveness in the landscape, trees, veteran trees, woodland, ancient woodland, and hedgerows, should be protected from damage and retained, unless it can be demonstrated that removal is necessary and appropriate mitigation can be achieved. The removal of large mature species and their replacement with smaller shorter lived species will be resisted. Space within developments must be reserved for the planting and growth of large trees in order to retain the important tree canopy cover in conservation areas and urban areas, and to improve tree canopy cover in the District as a whole.

Reference must be made to the Supplementary Planning Document 'Trees & Development' which will provide further guidance with regard to trees, woodlands and landscaping within the context of climate change, biodiversity and amenity. This Policy must be read in conjunction with Policy BE1: High Quality Development.

Explanation

11.17 The policy encourages new planting and protects trees, woodland and hedgerows because of their habitat value, important role in the mitigation and adaptation to climate change and the contribution to the amenity of a particular locality. The [Staffordshire County Council SPD 'Planning for Landscape Change'](#), states that large parts of Lichfield District are the preferred first priority for woodland planting in the County and all hedgerows are regarded as an important UK Biodiversity

Action Plan habitat. The [Strategic Landscape & Biodiversity Assessment](#) for Lichfield District clearly stresses the importance of ancient woodland, hedgerows in the biological function of priority species and habitats, including protected and Biodiversity Action Plan Species and habitats. The policy is in accordance with the criteria of [Planning Policy Statement 9 'Biodiversity & Geological Conservation'](#) and [Planning Policy Statement 1 Supplement 'Planning & Climate Change'](#).

Policy NR4: Natural & Historic Landscapes

Development will be permitted where it does not negatively impact upon the geological, archaeological and historically important landscapes in the Lichfield District. The natural and historic landscape will be safeguarded through decisions which protect and enhance sites of international, national, regional and local importance. Where development or land use changes may affect locally important landscape assets, a full understanding of the context, characteristics, and significance should be provided and informed by the Historic Environment Character Assessment work of the County and District Councils. This Policy must be read in conjunction with Policy BE1: High Quality Development.

Explanation

11.18 The policy reflects national guidance in [Planning Policy Statement 5 'Planning for the Historic Environment'](#) and guidance published in ['A Living Landscape' \(Wildlife Trust\)](#). Landscape is a broad term that for this purpose covers all aspects, such as the appearance and geography of land, natural features such as trees and watercourses, archaeological and historic remnants and the influence of the built environment.

Policy NR5: Linked Habitat Corridors & Multi-functional Greenspaces

New habitats and links between habitats should be created to enhance biodiversity and to mitigate against climate change by providing opportunities for species to move or migrate. Rural and urban proposals will be expected to create and link green infrastructure providing new and enhancing existing green and river corridors. These corridors should form part of multi-functional green spaces which are integrated into the public realm for amenity, biodiversity, health benefits and human adaption to climate change. This Policy must be read in conjunction with Policy BE1.

Explanation

11.19 The policy is intended to ensure the integration of the natural and built environment in an effective way for wellbeing, health, climate change mitigation and the enhancement of natural assets. The policy reflects national guidance in [Planning Policy Statement 9 - 'Biodiversity & Geological Conservation'](#) which states that local authorities should aim to maintain networks of natural habitats by avoiding or repairing the fragmentation and isolation of natural habitats through policies and plans. It also reflects national guidance in [Planning Policy Statement 1 Supplement 'Planning & Climate Change'](#) which states that new development should provide public and private open space as appropriate so that it offers accessible choice of shade and shelter, recognising the opportunities for flood storage, wildlife and people provided by multi-functional green spaces.

Policy NR6: Cannock Chase Special Area of Conservation

Development will only be permitted where it can be demonstrated that it will not be likely to lead directly or indirectly to an adverse affect upon the integrity of the Cannock Chase Special Area of Conservation (SAC).

All development within the identified 12 mile area of influence that leads to a net increase in dwellings should mitigate for effects on Cannock Chase SAC in line with the ongoing work to outline the pressures on the SAC caused by recreation and visitor pressure. This may include contributions to habitat management; access management and visitor infrastructure; publicity, education and awareness raising; and provision of suitable alternative natural green recreational space. Alternative recreational space should be provided within development sites, however where this is not possible, contributions will be sought to off-site alternative recreational space.

The effective avoidance and/or mitigation of any identified adverse affects must be demonstrated and secured prior to approval of the development. Developments over 12 miles from the SAC may be required to demonstrate that they will have no adverse affect on the integrity of the SAC.

Explanation

11.20 Lichfield District Council has worked jointly with Staffordshire County Council, Cannock Chase District Council, South Staffordshire District Council and Stafford Borough Council on Appropriate Assessment in relation to Cannock Chase SAC (as per the Habitats Directive 92/43/EEC). The Appropriate Assessment highlights the likely increase in such pressures as a result of population growth in the District (including potential increases in road traffic air pollution) and the need to provide additional recreation spaces alongside other mitigation measures e.g. contributions to positive habitat management. However, there are unlikely to be any significant impacts arising from increased water use and abstraction in the District (although this is an issue for some neighbouring authorities). By implementation of the Cannock Chase Visitor Impact Management Strategy and relevant policies in the relevant core strategies, suitable mitigation measures will be in place to overcome possible adverse impacts affecting the integrity of the SAC.

11.21 Cross-boundary working will be supported in order to ensure strategic sites, such as the AONB and Cannock Chase SAC, are protected and enhanced. Implementation of the Visitor Impact Management Strategy for Cannock Chase SAC requires the provision of approximately 800ha of additional recreation space within 12 miles of the SAC and such measures will be progressed on a cross-boundary basis. It is suggested that it may be possible to use additional recreation and green space through the opportunities provided within the Central Rivers Initiative area.

Policy NR7: Water Quality

Development will be permitted where proposals do not have a negative impact on water quality, either directly through pollution of surface or ground water or indirectly through overloading of Wastewater Treatment Works.

Development proposals within the following watercourse catchments may be impacted by water abstraction and wastewater treatment limitations:

Low Water Quality	Poor Ecological Status	Moderate Ecological Status
Ford Brook Burntwood Brook	Black Brook Footherley Brook River Tame River Trent	Burntwood Brook Ford Brook Moreton Brook River Blithe River Mease

In line with the objectives of the Water Framework Directive, development must not result in any waterbody failing to meet the class limits for the status class declared in the final River Severn and Humber River Basin Management Plans.

Further site specific analysis of any development proposals located in proximity or upstream of SSSIs will be required before development commences.

Explanation

11.22 The recommendations for this policy are taken from the evidence base as reported in the [Water Cycle Study](#). The policy is written to ensure that development causes no negative impact upon the waterbodies in the District in line with the requirements of the EU Water Framework Directive.

Local Evidence Base

- [Ecological Assessment for Lichfield District](#) (December 2009)
- [Historic Environment Character Assessment](#) (February 2009)
- [Strategic Landscape & Biodiversity Assessment](#) (December 2007)
- [Draft Greens and Open Spaces Strategy](#) (2009)
- [Lichfield Canal Feasibility Study](#) (July 2009)
- [Water Cycle Study](#) (July 2010)
- [Evidence Base Report & Visitor Mitigation Strategy for Cannock Chase SAC](#) (April 2010)
- [Planning for Landscape Change. Staffordshire County Council SPD](#) (1996 - 2011)

12 Built Environment

Sustainable Community Strategies:	Strategic Plan: Our Ambitions	Core Strategy: Strategic Objectives
<p>Staffordshire SCS:</p> <p>A vibrant, prosperous and sustainable economy;</p> <p>A protected, enhanced and respected environment.</p> <p>Lichfield District SCS:</p> <p>Sustainable Communities:</p> <p>Lichfield District must be a place where sustainable communities are created that embodies the principles of sustainable development at the local level.</p> <p>Lichfield District must be a place where people can continue to afford to live, work and travel, where any new developments are carefully planned to create sustainable communities that fit well with the existing environment and meet local needs, without compromising the needs of future generations.</p> <p>Economic Development and Enterprise:</p> <p>Lichfield District must be a place where trade can flourish and competitiveness can act as a stimulus for growth and greater resource efficiency. It must be a place where people of different skills and abilities have the opportunity to live and work.</p>	<p>A sustainable, clean & safe environment:</p> <p>We want to create a clean and safe environment</p> <p>A thriving economy:</p> <p>We want to nurture and develop a thriving economy where businesses prosper and our residents have access to local jobs.</p> <p>A better quality of life:</p> <p>We want people to experience a better quality of life, where leisure and cultural activities that enhance lifelong learning, and access to good health and healthy living opportunities are available to everyone.</p> <p>A joint effort:</p> <p>We believe the best way to achieve all this is through a joint effort working in partnership with local people and organisations.</p>	<p>Strategic Objective 1: To ensure that the development of new homes contribute to the creation of balanced and sustainable communities by being located in appropriate settlements and by containing or contributing towards a mix of land uses, facilities and infrastructure appropriate to their location.</p> <p>Strategic Objective 2: To create a district where development meets the needs of our communities whilst minimising its impact on the environment and helps the District to mitigate and adapt to the adverse effects of climate change.</p> <p>Strategic Objective 3: To provide the necessary infrastructure to support new and existing communities where the need for improvements to social, community and environmental infrastructure have been identified, in particular, within north Lichfield, Burntwood, Fazeley and Armitage with Handsacre.</p> <p>Strategic Objective 8: To create a prestigious strategic city centre serving Lichfield and beyond, an enlarged town centre at Burntwood and a vibrant network of District and local centres that stimulate economic activity, enhance the public realm and provide residents' needs at accessible locations.</p> <p>Strategic Objective 10: To improve outdoor and indoor leisure and cultural facilities available to those that live and work in and visit the District and to ensure a high standard of community safety, promoting healthier living and reducing inequalities in health and well-being.</p> <p>Strategic Objective 11: To protect and enhance the quality and character of the countryside, its landscape and villages by ensuring that development which takes place to meet identified rural development needs contributes positively to countryside character through enhancements to the local environment.</p> <p>Strategic Objective 12: To develop and maintain increasingly sustainable rural communities through limited local employment and housing development and improvements to public transport facilities and access to an improved range of services</p> <p>Strategic Objective 14: To protect and enhance the District's built environmental assets, its historic environment and local distinctiveness, ensuring an appropriate balance between built development and open space, protecting the character of residential areas, protecting existing open spaces and improving the quality of and accessibility to open space and semi-natural green spaces.</p> <p>Strategic Objective 15: To focus residential, community and commercial facilities into high quality developments within the most sustainable locations whilst protecting and enhancing the quality and character of the existing built and natural environments.</p>

What are our ambitions?

12.1 *'Lichfield District will retain and enhance the quality of its urban environments while accommodating growth through a balanced distribution of new housing and employment principally at Lichfield, Burntwood and the larger rural settlements. The District will see significant change, but development up to 2026 and beyond will be planned and managed so that our neighbourhoods and communities will be sustainable, prosperous, affordable, safe and healthy. Regeneration initiatives will have raised the social and environmental quality of many neighbourhoods, so that alongside other initiatives they have helped to create a more inclusive community.'*

12.2 *The City of Lichfield will be a place which values and enhances its rich cultural, streetscape, architectural and archaeological heritage, while embracing visionary new landmark developments serving all of our residents.*

12.3 *Burntwood will be a focus for investment which will concentrate on projects to improve the town's infrastructure and environmental quality including the greening of open spaces and corridors and the creation of civic space in the town centre.'*

Introduction

12.4 Lichfield District is an area which is valued as a place to live and work for the quality of its environment, in particular the historic built environment of Lichfield City and the historic and architectural qualities of many of its villages. There is, however, great variety within the built environment of the District and care should be taken to ensure that new development and enhancement to existing areas are of a high quality, are safe and accessible and have regard to the existing built fabric and well as the landscape in which the built form sits.

12.5 The principal built characteristics of the District comprises the two similar sized settlements of Lichfield and Burntwood, which both have populations of approximately 30,000 people. A range of smaller settlements of varying size, set within a range of landscape types, whose characteristics have developed over many centuries and still retain elements of historic characteristics, make up the remaining built form.

12.6 Lichfield as a historic city is significantly different in character to Burntwood which has formed through the amalgamation of smaller settlements, some of which derive from the former coal mining of the Cannock coalfield. Within both of the settlements there are areas where the residential environments are relatively poor and have been the focus for initiatives to raise the quality of housing and the overall environment. The town centres, although different in character, both require continued investment to improve and maintain quality of their environment in the public realm.

12.7 Lichfield District has a number of listed buildings as well as locally listed buildings and locally important parks and gardens. There are a total of 22 Conservation Areas, most based on historic village centres and one which falls within Lichfield City centre. Lichfield City centre is particularly important because of its quality built environment in which much of the trade and tourism of the District takes place. It is important that the fabric of conservation areas and historic buildings is maintained to ensure the continued contribution to the economic prosperity of the District and their protection for future generations. Whilst most of the villages have an agricultural past set in open countryside, Fazeley and Little Aston are no longer freestanding settlements and are closely related to the larger urban areas of Tamworth and Sutton Coldfield respectively. Armitage with Handscare has a small historic core, but has largely grown because of mining and industrial activity. As with Burntwood and Lichfield, twentieth century growth has resulted in some parts of Fazeley and Armitage with Handscare requiring investment in their regeneration, especially to improve housing and environmental quality.

Core Policy 14: Our Built Environment

The District Council will protect and improve the built environment as appropriate through positive action and partnership working. Heritage assets including nationally protected listed buildings and their settings, ancient monuments, archaeological sites and conservation areas, will be enhanced and given the highest level of protection. Other heritage assets including locally listed buildings, and locally important parks and gardens will also be conserved and enhanced. Opportunities to improve understanding of the District's heritage assets will be supported.

The natural and historic landscapes that form the setting to the built environment will also be protected and enhanced. Change will be directed to the most appropriate locations taking into account the District's heritage and suitable uses for listed buildings will be sought and carefully managed. In conservation areas, the built form will be protected and enhanced and there should be no net loss of trees, with physical improvements to conservation areas linked to the objectives contained within conservation area appraisals and their management plans where appropriate. The District Council will seek to maintain local distinctiveness through the built environment in terms of buildings and public spaces and enhance the relationships and linkages between the

built and natural environment. For example, in Lichfield City this will be achieved through the improvements to the historic Beacon Park, and through the realisation of proposed major new development.

The skyline of Lichfield City, characterised by the five spires emerging from the tree canopy, will be protected and may inform the height, scale and layout for new developments. This and other locally important views within settlements and rural locations will be safeguarded and the integration of views and vistas shaping a strong sense of place in new development layouts will also be encouraged. High quality design, tree planting, landscaping and green spaces will be strongly encouraged as part of new development and elsewhere, to improve quality of place, reduce the urban heat island effect and contribute to the Forest of Mercia and National Forest where applicable.

The District Council and its partners will continue to improve Burntwood town centre and Lichfield city centre in terms of their physical quality. In Burntwood this will be particularly focused on achieving new uses and spaces of a physical form that can be integrated into an extended town centre. Community safety issues will be taken into account such as methods for designing out crime. Environmental improvement schemes will be implemented throughout the District in appropriate locations and the natural environment will play an important role in new development and regeneration through green linkages, tree planting and effective landscaping.

Explanation

12.8 Lichfield District is generally considered to provide a high quality urban and rural environment, which is valued by residents and visitors alike, and thus considered desirable to maintain and cherish. As well as those assets afforded statutory protection, such as listed buildings and conservation areas, criteria have been established for buildings that have local historic or architectural importance, and may therefore qualify for 'local listing'. These form an important component of local distinctiveness and creation of sense of place and are therefore encompassed within the policy on our built environment (further information is proposed to be provided within a Supplementary Planning Document on conservation). The main focus of this policy is to protect and improve those assets, through measures such as tree planting and landscaping, as well as through positive changes to the built fabric. However, there are significant variations within towns and villages, including areas in need of environmental improvement, that justify a range of policy responses. In some cases environmental regeneration initiatives will be the key to improving elements of our town and city centres, residential areas and conservation areas. In particular these have been identified as areas of North Lichfield, parts of Burntwood, Fazeley/Mile Oak and Armitage with Handsacre.

12.9 The five spires which characterise the skyline of Lichfield City, are the three spires of Lichfield Cathedral (the 'ladies of the vale'), St. Mary's Church and St. Michael's Church.

12.10 There is a history of pressure for change within many conservation areas and of listed buildings and it is anticipated that this will continue in the long term. The policy therefore seeks to maintain local distinctiveness by protecting the historic assets of Lichfield District and their settings, whilst allowing for change that responds to these local contexts.

12.11 The policy also recognises the important role that the natural environment will play in new development and regeneration through creating green linkages, enhancing areas through tree planting and via effective landscaping. The benefits of tree planting are also recognised in improving the quality of place and reducing the urban heat island effect, and the policy therefore seeks to encourage tree planting on new development sites wherever possible.

Development Management Policies

Policy BE1: High Quality Development

All development proposals should ensure that a high quality sustainable built environment can be achieved. Development will be permitted where it can be demonstrated that it will have a positive impact on:

- the historic environment, such as archaeological sites, sites of historic landscape value, listed buildings, conservation areas, locally listed buildings and historic skylines;
- reducing carbon emissions, by appropriate use of sustainable design and renewable energy schemes (in conjunction with Core Policies 2 & 3, & Policy SC2);
- the built vernacular. New development should carefully respect the character of the surrounding area in terms of layout, size, scale, architectural design and public views;
- public safety, by using the latest 'designing out crime' principles;
- amenity, by avoiding development which causes disturbance through unreasonable traffic generation, noise, light, dust, fumes or other disturbance;
- the natural environment - effective hard and soft landscaping including tree planting will be required and should be implemented in an integrated manner, making use of green corridors for movement of people as well as for biodiversity (in conjunction with Core Policy 13, NR2, NR3 and NR5); and
- sustainable transport - new development should be located in areas which have good safe access to public transport to reduce the need to travel and should optimise choice of sustainable travel, particularly walking, cycling and public transport, creating new public transport nodes where necessary (in conjunction with Core Policies 2 & 5 and Policy ST1)

New development is expected to have a positive impact on the public realm, with reference to current urban design principles to ensure high quality design. These principles relate to an appreciation of context, as well as plan, scale, proportion and detail, and these patterns and features should be drawn from, and used in reference to, the best of the past. Specifically designed features, including public art, should be integrated into developments in order to enhance the bespoke nature and individuality of design solutions. Where appropriate, reference should be made to the [Residential Design Guide Supplementary Planning Document](#).

Explanation

12.12 The above policy aims to ensure the careful retention of the heritage of Lichfield District as well as the ongoing regeneration and improvement of the built environment. The term 'historic environment' should be read as relating to the built and natural form as a complete landscape.

12.13 Cues should be taken from the character and traditions of the District but new designs and innovation are encouraged and should be embraced. An assessment of the existing built form within the District could imply that the comfort and safety of traditional styles and materials is the automatic starting point for new building designs. However, the Council's aim is to achieve good quality modern design as a matter of course.

12.14 The reference to designing out crime principles links in with the Healthy and Safe Communities chapter of the Core Strategy, which aims to develop safe communities within Lichfield District using careful urban design techniques, such as the Police flagship scheme [Secured by Design](#) and the Government's [Crowded Places](#) agenda.

12.15 Reference must also be made to the Council's adopted Residential Design Guide SPD, the District Council's Trees & Development SPD and the forthcoming Sustainable Design and Construction SPD, and subsequent versions of these. In addition, new development will be assessed against the accredited '[Building for Life](#)' standard and the Department for Transport's [Manual for Streets](#) to ensure that careful attention is given to high quality and sustainable design principles early in the development stage.

Local Evidence Base

[Conservation Area Appraisals](#)

[Historic Environment Character Assessment](#)(February 2009)

[Strategic Landscape & Biodiversity Assessment](#)(December 2007)

[Draft Greens & Open Spaces Strategy](#)(2009)

[Staffordshire County-wide Renewable / Low Carbon Energy Study](#)(September 2010)

Table 12.1

Appendix A Implementation & Monitoring Framework

The Spatial Strategy, through the Core Policies and Development Management Policies, will be implemented through the formulation of the Local Development Framework, by the District Council working with partners and through the planned investment of private and public resource.

The Core Strategy sets out the broad direction for the other documents to be contained within the Local Development Framework. The District Council will subsequently prepare a range of other Development Plan Documents (DPDs) and Supplementary Planning Documents to take our strategy forward:

- Allocations of Land & Site Development Policies DPD and Proposals Map
- Site Specific SPD
- Topic Based SPD

Local Development Frameworks need to be continually reviewed and revised, partly to be able to assess the success of the Plan and partly to ensure the components of the framework are updated to reflect changing circumstances nationally, and locally.

Monitoring and review are key components of the new planning system and are particularly important to this strategy. The relationship between the spatial vision and objectives of this strategy and the policies that have been designed to implement them is demonstrated through this monitoring framework.

Implementation of the policies contained in the Core Strategy and the items included in the Infrastructure Delivery Plan will require concerted action by a range of public, private and voluntary sector bodies working in partnership. The role of the Core Strategy is to provide a clear and robust framework for development in order that investment and action can be co-ordinated and geared to efficient and effective delivery. It is reiterated that the Core Strategy alone cannot deliver the ambitions set out in the Spatial Vision and Spatial Objectives; these ambitions are equally reliant on the wider LDF, the Sustainable Community Strategies (SCS) and the plans and programs of many partner bodies.

The District Council will prepare an Annual Monitoring Report (AMR) by the 31st December each year. The AMR will contain an assessment of progress in preparing the Local Development Framework against the milestones set out in the Local Development Scheme. It will also contain an assessment of the extent to which objectives set out within the LDF and SCS are being achieved and targets being met. If as a result of monitoring, objectives are not being met, areas are identified where a policy is not working, key policy targets are not being met, or the context has changed (for example, the performance and nature of the economy), this may give rise to a review of the Core Strategy or other parts of the LDF.

The AMR will also contain an annual update and progress assessment of the Infrastructure Delivery Plan (IDP). The IDP is seen as an evolving document that will require continual review in order to be effective and reflective of progress through the Core Strategy lifetime.

The following framework uses the AMR indicators as the starting point for monitoring the success of the Strategic Objectives and Core Policies contained within this Core Strategy. The framework operates by referencing the AMR indicators with the relevant Strategic Objectives and Core Policies, and the proposed outcome. It is important to note that the framework below acts as an indication for monitoring purposes only and should not act as a guide for applying policies to applications.

Strategic Objective	Core Policy													
	1	2	3	4	5	6	7	8	9	10	11	12	13	14
1. Sustainable Communities	■	■	■	■	■					■		■		■
2. Climate Change	■	■	■		■								■	■
3. Infrastructure	■	■		■		■				■	■	■		■
4. Sustainable Transport	■	■											■	
5. Meeting Housing Needs	■	■				■								
6. Economic Prosperity	■						■	■	■					
7. Employment Opportunities	■						■	■	■					
8. Centres	■				■		■	■	■					■
9. Tourism	■						■	■	■			■	■	■
10. Healthy Lifestyles	■				■					■	■	■	■	
11. Countryside Character	■												■	■
12. Rural Communities	■	■		■	■	■	■						■	■
13. Natural Resources	■	■	■		■					■			■	■
14. Built Environment	■	■	■		■					■		■	■	■
15. High Quality Development	■	■	■		■									■

Table A.1 Links between Strategic Objectives and Core Policies

Core Policy	Indicator/Aim	Outcome
1. The Spatial Strategy	See other Core Policies	See other Core Policies
2. Sustainable Development	BD2 - Total amount of floorspace built on previously developed land.	Deliver employment in sustainable locations maximising the use of brownfield land.
	H3 - New and converted dwellings on previously developed land.	Regenerate areas where development previously existed.
	H6 - Building for Life assessment	Achieve developments which meet the standards of Commission of Architecture and the Built Environment (CABE) Building for Life Scheme, and consider methods to reduce the environmental impact of developments.
	E1 - Number of planning permissions granted contrary to Environment Agency advice on flooding and water quality grounds.	To reduce the impact of development on potential for flooding.
	LI 5.5 - Accession Analysis	Assess the accessibility to key services and facilities. Identifies areas where accessibility could be improved.

Core Policy	Indicator/Aim	Outcome
3. Energy & Resource Consumption Development Management Policy CC1 Renewable Energy Development Management Policy CC2 Development & Sustainable Resources	H6 - Building for Life assessment	Achieve developments which meet the standards of Commission of Architecture and the Built Environment (CABE) Building for Life Scheme, and consider methods to reduce the environmental impact of developments.
	E3 - Renewable Energy Generation	Reduce dependence on non-renewable energy.
4. Delivering Our Infrastructure Development Management Policy INFRA1 Supporting and Providing Our Infrastructure	H6 - Building for Life assessment	Achieve developments which meet the standards of Commission of Architecture and the built environment (CABE) Building for Life Scheme.
	Further indicators will be utilised within the Infrastructure Delivery Plan.	Achieve properly functioning sustainable communities through the timely provision of the necessary infrastructure to support development.
5. Sustainable Transport Development Management Policy ST1 Sustainable Travel Development Management Policy ST2 Parking Provision	BD2 - Total amount of floorspace built on previously developed land.	Locate employment development at sustainable locations to reduce the need to travel, whilst increasing opportunities for sustainable travel.
	H6 - Building for Life assessment	Achieve developments which meet the standards of Commission of Architecture and the built environment (CABE) Building for Life Scheme including criteria for access to public transport.
	LI 5.1 - Sustainable Transport	Improve access to public transport and quality of services, and reduce the use of the private car.
	LI 5.2 - Percentage of rural households within a 13 minute walk (800m) of an hourly bus service to a major centre	Identify areas which may be in need of new/improved public transport facilities.
	LI 5.3 - Percentage of population within 350m of a bus stop with a minimum service provision of 30 minutes	
	LI 5.4 - Number of road related deaths and serious injuries	
LI 5.5 - Accession Analysis	Identifies the safety of Lichfield District's roads and hot-spots where more accidents occur.	
LI 5.5 - Accession Analysis	Assess the accessibility to key services and facilities. Identifies areas where accessibility could be improved.	
6. Housing Delivery	H1 - Plan period housing targets	Deliver housing to meet the needs of the District.

Core Policy	Indicator/Aim	Outcome
Development Management Policy HSG1 A Balanced Housing Market	H2 - Net additional dwellings	Reduce development on greenfield sites and regenerate areas where development previously existed.
	H3 - New and converted dwellings on previously developed land.	
Development Management Policy HSG2 Provision of Affordable Homes	H4 - Net additional pitches (Gypsy & Traveller)	Provide for the needs of gypsies, travellers and travelling showpeople at authorised sites.
	H5 - Affordable Housing (Gross)	Provide a mixture of housing types, size and tenures to meet identified local housing needs.
Development Management Policy HSG3 Gypsies, Travellers & Travelling Showpeople	LI 2.2 - Dwellings mix	To provide a mixture of housing types, size and tenures to meet identified local housing needs.
	LI 2.3 - Number of unauthorised gypsy/traveller caravans	To reduce the number of unauthorised gypsy/traveller caravans and increase provision in authorised locations.
	LI 2.4 - Developed and committed affordable housing - by sub area	To provide a mixture of housing types, size and tenures to meet identified local housing needs.
	LI 2.6 - Number of home adaptations completed	Ensuring existing housing stock is well maintained.
	LI 2.7 - Dwellings built on exception sites	To provide a mixture of housing types, size and tenures to meet identified local housing needs, and taking specific note of deliverability and viability.
	LI 2.8 - Affordable Housing Viability	
7. Employment & Economic Development	BD1 - Total amount of additional employment floorspace	Deliver employment to meet the District's needs, in line with other core strategy priorities.
	BD2 - Total amount of floorspace built on previously developed land.	
	BD3 - Employment land available - by type	
	LI 1.1 - Employment Land Supply	
8. Our Centres	BD1 - Total amount of additional employment floorspace	Deliver employment to meet the District's needs. Locate development at sustainable locations to reduce the need to travel, whilst increasing opportunities for sustainable travel.
	BD2 - Total amount of floorspace built on previously developed land.	
	BD3 - Employment land available - by type	
	LI 1.1 - Employment Land Supply	
	LI 1.2 & LI 1.3 - Town centre completions & location of completed developments	Develop sustainable, vibrant town centres to drive economic growth and support the local community and reduce the need to travel.
	LI 5.9 - Retention rates of retail and leisure expenditure	Provide better opportunities for shopping and leisure within settlements. Enlarged town centres at Lichfield and Burntwood will improve retention rates.
	LI 5.10 - Town Centre Health Check	

Core Policy	Indicator/Aim	Outcome
9. Tourism	LI 4.4 - Lichfield District Tourism	Increase the attraction of Lichfield District, and the distinct areas within it, as a tourist destination. Shows numbers of tourists, length of stay and average spends.
10. Promoting Safe & Healthy Communities Development Management Policy HSC1 Open Space Standards	LI 5.4 - Number of road related deaths and serious injuries	Identifies the safety of Lichfield District's roads and hot-spots where more accidents occur.
	LI 5.7 - Percentage of residents satisfied with parks and open space	Ensure public views and perception are taken into account when assessing leisuers services and facilities. Improve facilities across the District where necessary.
	LI 5.8 - Percentage of residents satisfied with sports and leisure facilities	Assess the accessibility to green space and identify areas where improvements are required.
	LI 5.6 - Accessibility of green space	Assess the accessibility to green space and identify areas where improvements are required.
11. Participation in Sport Development Management Policy HSC1 Open Space Standards	LI 5.8 - Percentage of residents satisfied with sports and leisure facilities	Improving health outcomes as defined by the Lifestyle and Wellbeing theme group of the Local Strategic Partnership.
12. Cultural Assets	LI 4.5 - To ensure no net loss of cultural facilities throughout the District.	To ensure a continued cultural vibrance in Lichfield District.
13. Our Natural Resources Development Management Policy NR1 Countryside Management Development Management Policy NR2 Biodiversity, Protected Species and their Habitats Development Management Policy NR3 Trees, Woodland & Hedgerows	H6 - Building for Life assessment	Achieve developments which meet the standards of Commission of Architecture and the Built Environment (CABE) Building for Life Scheme, and consider methods to reduce the environmental impact of developments.
	E1 - Number of planning permissions granted contrary to Environment Agency advice on flooding and water quality grounds.	To reduce the impact of development on potential for flooding.
	E2 - Changes in areas of biodiversity importance	Ensure the protection and preservation of areas of biodiversity importance.
	LI 3.1 - Water Quality	Ensure the aquatic natural assets within the District are preserved and enhanced.
	LI 3.2 - To improve the condition of nationally important sites such as SSSIs and SACs.	Ensure designated sites for biodiversity are preserved and enhanced.
	LI 3.3 - To protect locally important sites such as local wildlife sites, local geological sites and biodiversity alert sites from loss of area	

Core Policy	Indicator/Aim	Outcome	
Development Management Policy NR4 Natural & Historic Landscapes	LI 3.4 - To continue to contribute to the Staffordshire Biodiversity Action Plan and protecting European and nationally protected species	Ensure the longevity and success of the strategies and visions of the National Forest, the Forest of Mercia, the Cannock Chase to Sutton Park BEA and the Central Rivers Initiative.	
	LI 3.5 - Implementation of Lichfield Districts Biodiversity Strategy		
Development Management Policy NR5 Linked Habitat Corridors & Multi-functional Green Spaces	LI 3.6 - To protect and enhance the Cannock Chase AONB		
	LI 3.7 - To contribute to the implementation of the National Forest Strategy		
Development Management Policy NR6 Cannock Chase Special Area of Conservation	LI 3.8 - To contribute to the implementation of the Forest of Mercia Plan		
	LI 3.9 - To contribute to the strategy for the Cannock Chase to Sutton Park Biodiversity Enhancement Area		
	LI 3.10 - To promote the Central Rivers Initiative		
Development Management Policy NR7 Water Quality	LI 3.12 - Tree preservation		Continue to protect trees across the District
	LI 4.1 - Conservation area improvement schemes		To protect and enhance the District's designated conservation areas including areas of high landscape quality.
	LI 4.2 - Conservation area appraisals		
	LI 5.6 - Accessibility of green space	Assess the accessibility to green space and identify areas where improvements are required.	
14. Our Built Environment	H6 - Building for Life assessment	Achieve developments which meet the standards of Commission of Architecture and the Built Environment (CABE) Building for Life Scheme.	
	Development Management Policy BE1 High Quality Development	LI 3.11 - Environmental improvement schemes completed	To identify and encourage schemes that have been delivered to improve specific environments within the District.
		LI 3.12 - Tree preservation	Continue to protect trees across the District
		LI 4.1 - Conservation area improvement schemes	To protect and enhance the District's heritage assets, historic character and designated conservation areas.
		LI 4.2 - Conservation area appraisals	
		LI 4.3 - Buildings at risk	

Table A.2 Monitoring Framework

Appendix B Housing Trajectory

YEAR	2006-2007	2007-2008	2008-2009	2009-2010	2010-2011	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016
Past Net Completions	293	581	273	102						
Projected Completions										
Fradley SDL								100	100	100
South of Lichfield SDL										50
East of Lichfield SDL										
East of Burntwood Bypass, Burntwood SDL									50	100
East of Rugeley SDL										
Fradley Broad Development Location										
Rural Area Apportionment									25	25
Deliverable Urban Capacity					216	301	523	604	422	50
Developable Urban Capacity										97
Supply on Small Sites with PP (5 or less)					69	67	65	64	62	
Projected Future Completions					310	368	588	768	659	422
of which Affordable	14	79	8	19	25	66-103	137-195	128-182	122-191	66-127
Annual Provision										
Cumulative Projected Provision	293	874	1147	1249	1559	1927	2515	3283	3942	4364
Local requirement (annualised)	400	400	400	400	400	400	400	400	400	400
Cumulative local requirement	400	800	1200	1600	2000	2400	2800	3200	3600	4000
Annual Shortfall/Over-Provision	-107	181	-127	-298	-90	-32	188	368	259	22
Monitor - No. Dwellings above or below cumulative requirement	-107	74	-53	-351	-441	-473	-285	83	342	364

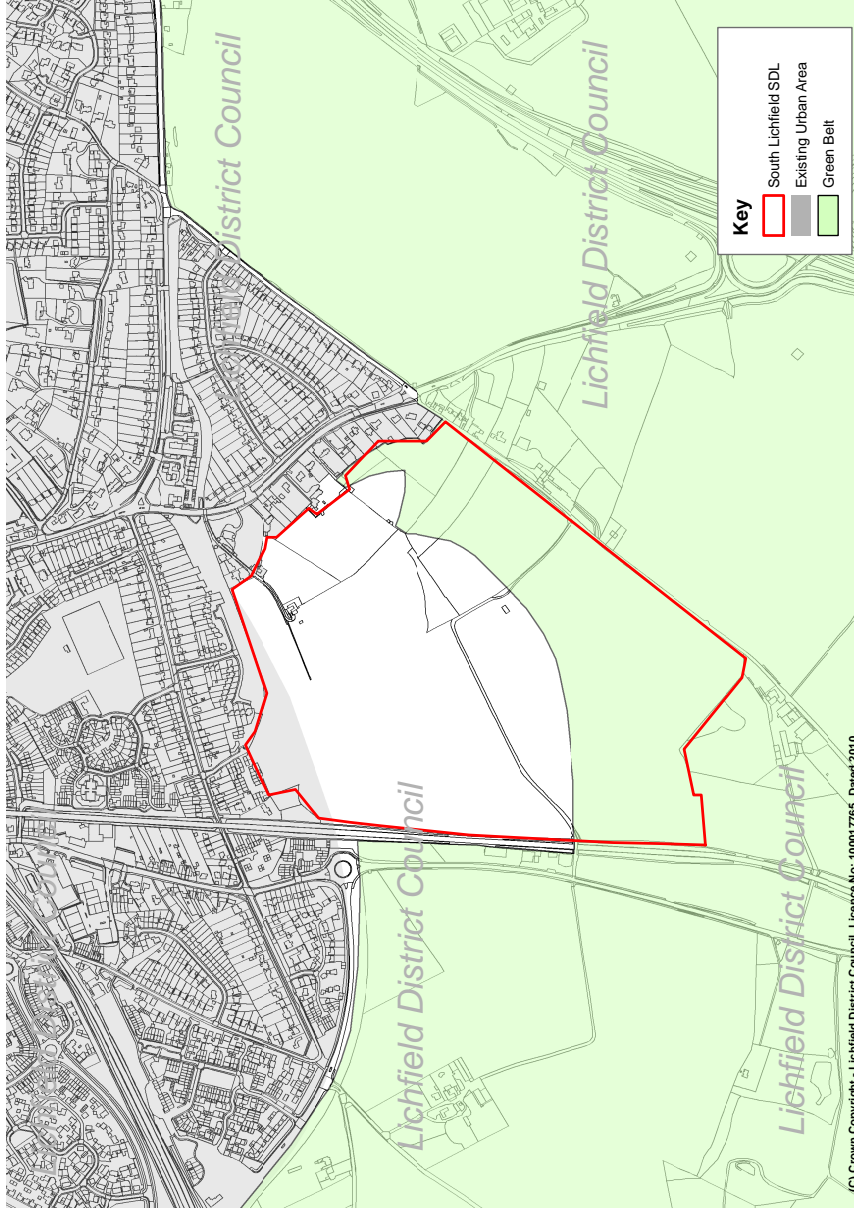
Table B.1 Housing Trajectory 2006-2016

YEAR	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026
Past Net Completions										
Projected Completions										
Fradley SDL	100	100	100	100	50					
South of Lichfield SDL	100	100	100	100	100					
East of Lichfield SDL		50	100	150	150	150	150	75	25	
East of Burntwood Bypass, Burntwood SDL	100	100	75							
East of Rugeley SDL			50	100	100	50	100	100	100	100
Fradley Broad Development Location						50	100	100		
Rural Area Apportionment	25	25	25	25	25	25	50	50	50	50
Deliverable Urban Capacity										
Developable Urban Capacity	90	94	67	99	69	47	25			
Supply on Small Sites with PP (5 or less)										
Projected Future Completions	415	469	517	574	494	322	425	325	175	150
of which Affordable	71-141	80-159	91-183	99-197	98-197	41-81	43-86	28-56	18-36	13-26
Annual Provision										
Cumulative Projected Provision	4779	5248	5765	6339	6833	7155	7580	7905	8080	8230
Local requirement (annualised)	400	400	400	400	400	400	400	400	400	400
Cumulative local requirement	4400	4800	5200	5600	6000	6400	6800	7200	7600	8000
Annual Shortfall/Over-Provision	15	69	117	174	94	-78	25	-75	-225	-250
Monitor - No. Dwellings above or below cumulative requirement	379	448	565	739	833	755	780	705	480	230

Table B.2 Housing Trajectory 2016-2026

Appendix C South of Lichfield Strategic Development Location

Core Policy 6: Homes for the Future identifies land South of Lichfield as a site for a sustainable, well designed, mixed use development to provide up to 550 dwellings, appropriate associated facilities and transport, social and physical infrastructure.



Map C.1 South of Lichfield Strategic Development Location

Appendix C South of Lichfield Strategic Development Location

Concept Rationale

Development South of Lichfield will place emphasis on the physical and social integration of new development with existing neighbourhoods; the widespread use of sustainable travel modes by existing and new households to access local facilities and the city centre; and, the importance of the landscape setting as a determinant of the urban form and development composition. In addition, the concept is founded on the fundamental need for improved east-west connection through the southern part of Lichfield City, and to accommodate a development designed and built according to the principles of sustainable development and good urban design.

The masterplan will adhere to current best practice in urban design and specify what further, detailed design guidance (e.g. design codes, site development briefs, etc) will be provided. The design strategy will include:

1. The southern extent of the Strategic Development Location (SDL) will be defined by the landscape and topography setting, with reference in particular to the contours of Knowle Hill and Aldershaw Hill, and with due consideration to notable buildings of importance or prominence, outside the SDL including Lichfield Cathedral, which will act as important landmarks and points of architectural or community interest.
2. Managing the transition between town and country will be critical to the successful integration of new development within the landscape. The configuration and relationship of development at the urban edge will create attractive views to the city as well as out of the city, and should support access to the open countryside.
3. Development will occur as a series of extensions to existing neighbourhoods as a means of relating new homes to existing communities, bringing additional support to existing local facilities or creating opportunities for new local facilities where there is a current shortfall, thus extending benefits to existing communities within south Lichfield.
4. Public open space, will extend outwards from the existing open spaces to form a well connected network of multi-functional green spaces suitable for formal and informal recreation and integrated into the built form. The Lichfield Canal route will be included as part of the open space network, which will take account of sustainable drainage and the potential for enhanced biodiversity.
5. The development will help deliver a completed Lichfield Southern Bypass thus relieving pressure on the city centre road network. Development will also be integrated into the city through connections to the existing highway network, and through the provision of a network of streets around the outer edge of the city, in order to disperse wider traffic movement and allow for direct journeys. This would support the feasible use of more sustainable modes of travel, including buses, cycle and pedestrian movements.
6. These new connections will be planned and designed as high quality residential streets, defined by development frontage. Their primary role will be for local movement.
7. A new community hub will be provided to act as a focus for community activity.
8. A new primary school will be accommodated within the scheme at an accessible point.

South of Lichfield Concept Statement

This concept statement provides further details in support of Core Policy 6 and should be used to guide future masterplans and development proposals for the South of Lichfield SDL.

Strategic objectives for the site:

1. To integrate the new development of up to 550 homes and associated facilities and uses within the landscape setting, and to structure the scheme around existing landscape and topography features in order to achieve an attractive place which relates to its setting.

2. To achieve a sustainable development based around high quality local facilities and excellent public transport, cycle and pedestrian connections.
3. To deliver the Lichfield Southern Bypass and provide a public transport network to relieve pressure on the city centre.

Key Design Principles

A masterplan for the whole site will be produced in collaboration with the District Council and other partners, which demonstrates adherence to current best practice in urban design and specifies what further, detailed design guidance (e.g. design codes, site development briefs, etc) will be provided. The design strategy will include:

1. The extent to which the built form responds to the topography of the site. There is a marked change in gradient around this southern limit of the City. It must be demonstrated how the proposed development will be contained within the natural landform.
2. A landscape framework and planting strategy, which will be produced as a driver for the designed layout, that integrates the development within the landscape and shows how the new urban edges will be formed and managed. It must demonstrate how existing trees and hedgerows will be retained, incorporated, and extended/enhanced as part of the proposed organisation of built form. It will be integrated with the provision of sustainable drainage systems.
3. A strategy for new planting, the extent of which must not just be confined to the edges of proposed new development. The landscape strategy will demonstrate how the countryside can be drawn into the city through the integration of multi-functional green spaces – that combine with street trees, courtyard and garden planting to provide a characteristically verdant extension to Lichfield City. The strategy must demonstrate how places can be produced that will be visually distinctive, but also robust in terms of climate change, encouraging alternative modes of movement and bringing wildlife into the City.
4. A clear design approach to the urban edge to allow managed transition between town and country, and to allow easy and convenient access through the site to the open countryside beyond.
5. An account of views out of the city and across the site, as well as views into Lichfield, towards the Cathedral and church spires, which will be used to generate the planned layout. Different types of views should be considered and created; impressive vistas are gained from medium and long distance, but glimpsed views of the Cathedral are characteristic from within the built form of the City.
6. A continuous network of pedestrian and vehicular route ways that connects into newly formed green spaces and integrates with the existing, surrounding movement networks. There will be a legible street hierarchy, where streets are designed as ‘linear places’ rather than movement corridors. All public spaces (i.e. streets, play space and open space) will be designed in a coherent and cohesive way to avoid them being designed as separate entities.
7. Good access to public transport, and provision for a high level of amenity, information and safety for passengers.
8. Vehicle parking will be an integral part of the plan for the scheme, to ensure limited impact on visual amenity and residential privacy. Any surface level parking areas will make provision for generous planting in order to aid visual containment and help to ameliorate the effects of climate change.
9. Measures to demonstrate how the amenities of existing residents living on the boundaries of this site will be respected and protected, with any proposed layout justified on this basis.
10. A proposed built form that supports the strategic objectives for the development of this site, but also demonstrates how a recognisable identity can be created.
11. How the scheme proposes to provide new homes and buildings of a high quality, inspired by the character and existing architectural design of this part of Lichfield District. Regard must be given to the [District Council's Residential Design Guide](#) to the Staffordshire Authorities Residential

Design Guide and associated technical appendices at

<http://www.staffordshire.gov.uk/transport/staffshighways/abouthighways/highwayscontrol/ResidentialDesign>

12. All new dwellings must achieve a minimum 'Good' score of Building for Life.
13. Opportunities for public art to be integrated within the design of the development.
14. Well-designed community hubs, planned to meet the needs of the southern parts of the city. They must be easily accessible by sustainable travel modes, and should be designed to have an attractive outdoor environment.
15. A phasing strategy which prioritises the provision of non-vehicle links, landscape planting and the provision of supporting services within the early years of the scheme.
16. The maintenance of public spaces, street furniture and boundaries formed by retained trees and hedges will be carefully considered in the early design stages with maintenance responsibilities agreed between all parties.

Infrastructure

In accordance with Circular 5/05 (Planning Obligations), and the District Council's Planning Obligations Supplementary Planning Document (SPD), developers will be expected to enter into a legal agreement to ensure the provision of necessary infrastructure and facilities detailed in this Statement in order to make the development acceptable. The following infrastructure requirements have been informed by the District Council's Infrastructure Delivery Plan (IDP) that accompanies the Core Strategy that draws upon the projects identified in the strategies of the District Council and our partners, such as the Lichfield Transport and Development Strategy (LTADS).

Physical Infrastructure

1. Completion of the Lichfield Southern Bypass as the primary source of access. The design of the internal road network will accord fully to the principles of Manual for Streets.
2. Support the provision of new bus services and enhance existing bus routes and increase frequencies of services to provide a convenient and well designed service connecting all new neighbourhoods and provide links into Lichfield City Centre and local railway stations. All proposed development should be within 350m of a bus stop.
3. Cycle and pedestrian movement will be direct, safe, convenient, attractive and overlooked and will be supported by an internal network of green corridors to extend beyond the development and allow for access to the countryside, and footpaths leading from the southern most parts of the site to Lichfield City Centre. Integration of safer cycle and pedestrian routes to existing and proposed schools to encourage walking and cycling for young people will be a priority of the development.
4. No development to take place until measures to address water supply and waste water treatment are dealt with and implemented.
5. Provision of any necessary flood mitigation measures, the provision of sustainable drainage and a sustainable management strategy for the maintenance of these.

Green Infrastructure

1. The development will be responsive to the qualities of the landscape and new landscaping must assist in the assimilation of this SDL into the wider landscape.
2. A continuous open space network will be provided along the course of the Lichfield Canal route giving access to future waterside recreation uses. The linear form of this corridor will be opened up in places to provide public amenity space.
3. A network of green spaces will be enhanced, created and integrated into the built form that reflects the District Council standards as set out in the Open Space, Sport and Recreation SPD which will include; pitches and other sports provision; amenity green space; equipped play;

parks and gardens; allotments. These shall be carefully designed to take into account natural surveillance, and the amenity of neighbouring residents.

4. Protect any local areas of biological interest or grassland habitat and where possible integrate as part of the open spaces network.
5. Existing natural features, including quality hedgerows and significant trees will be incorporated within the layout. New landscaping and planting will be sited and selected to include sufficient large tree canopy cover across the site to deliver landscape-related climate change adaptation, urban cooling, shade and shelter, and visually enhance the development. Parks, open spaces, streets and public areas must incorporate sufficient space above and below ground to enable large canopy trees to develop to maturity.
6. The development will include the retention and enhancement of existing quality hedgerows and significant trees and habitat within the site and to its edges.

Social & Community Infrastructure

1. The development will provide a good mix of house types, sizes, and tenures including an appropriate level of affordable housing in accordance with Development Management Policies H1 & H2. The affordable housing will include a mix of tenure to meet housing needs and be pepper-potted within the development and shall be indistinguishable from open market housing. Consideration will be given to the design of starter homes, lifetime homes, supported housing and live work units.
2. Provision will be made to deliver new neighbourhood facilities to supply a range of available services at the neighbourhood level.
3. A new community hub will be provided within the 'Central Neighbourhood' area (Small scale retail, commercial, cafe / hot food uses etc falling within classes A1 to A5 of the General Permitted Development (Amendment) Order 2005, Community Hall with flexible facilities which could be used, for example, by faith groups, the police, library services, children's services, the voluntary sector etc) Community Hall with flexible facilities which could be used, for example, by faith groups, the police, library services, children's services, the voluntary sector etc) The hub must also incorporate, or be adjacent to facilities which can be used for sport and recreation, for example playing pitches and changing room provision.
4. A new primary school is needed (one or one and a half form - entry, providing for 210 to 315 places, plus nursery provision). The size of the site required for the school is 12,000 sq.m to 16,700m². This must be in an easily accessible location which is accessible by public transport and cycle/pedestrian routes.
5. The possibility should be investigated to link school and community buildings to allow for more flexibility in 'extended school' provision, and community provision and cohesion as a whole (see also district wide infrastructure). This will also help to reduce the costs of providing - and running - two completely separate buildings.
6. Contributions will be required for additional secondary education arising from the development.
7. Contributions will be required towards the provision of a new community sports centre to serve Lichfield City.

Variation in densities will occur through the concentration of above average densities around community hubs, with lower than average densities occurring around the edges of the built areas, and in particular to the southern and western edges of the development.

Management & Community Engagement

The Masterplan for the site will be accompanied by a framework for the management and maintenance of the physical, green, community and social infrastructure as appropriate. This will encompass a model for engagement with the local community, and will empower all sections of the community to participate in the decision-making process, in line with the aims of the Council's [Statement of Community Involvement](#) (SCI).

SDL: Infrastructure Requirement	Phasing	Cost	Possible Funding Sources (inc. existing commitments)	Responsibility for Delivery
Physical				
Flood defence measures	Before development takes	TBC, dependent on location and quantity	Developers Contributions and Environment Agency	Developers and Environment Agency . LDC strategic Flood Risk Assessment
Water supply - minor upgrade needed	Before development takes place	TBC with SSWL	Developer and SSWL	SSWL
Waste Water treatment and collection measures: improvements to waste water treatment works needed.	Before development takes place.	TBC, between developer and STWL	Developer and STWL	STWL
Transport				
Promoting smarter travel choices	2011-2026	£2.5m (NB whole cost for Lichfield City)	Local Transport Plan, LDC, Developer Contributions	SCC, LDC, rail industry, bus operators, existing employers and residents
Walking and cycling measures, to include improvements to the footbridge over the railway line (including lighting and links to the new development) and a pedestrian crossing close to existing childrens play area	2011-2021	£1.5m (NB whole cost for Lichfield City)	Local Transport Plan, Developer Contributions	SCC, Developers
Public transport measures	2011-2021	£4.5m (excluding rail industry contribution)(NB whole cost for Lichfield City)	Local Transport Plan, investment by public transport operators, Developers Contributions	SCC, Developers, rail industry, bus operators
Making best use of existing network	2011-2026	£3.5m (NB whole cost for Lichfield City)	Local Transport Plan, Developer Contributions	SCC, Highway Agency
Highway improvements to accommodate residual traffic	2011-2021	£10m (NB whole cost for Lichfield City)	Local Transport Plan, Developer Contributions	SCC, LDC, Network Rail, developers

SDL: Infrastructure Requirement	Phasing	Cost	Possible Funding Sources (inc. existing commitments)	Responsibility for Delivery
Physical				
Green				
Enhance and provide amenity open spaces, tree planting, and play facilities as part of the development.	During development and first occupation	Dependent on location and quantity: to be informed by the Open Space, Sport and Recreation SPD	SCC, LDC, Developer Contributions External funding sources including Lottery.	LDC, Parish Councils
Measures to reduce the noise and reduce the visibility of the adjacent railway line	During development and first occupation	TBC, dependent on location and quantity	Developer	Developer
Community				
Community Hub comprising of essential retail, community centre and flexible space that can be utilised by a range of services: opportunity to link with school provision - see District Wide infrastructure	During development and first occupation	Community centre estimated cost about £250,000.	Developer contributions	LDC, City / Parish Councils, local community
Education				
The proposed development will necessitate education contributions to secondary and post 16 places within the district.	Prior to first occupation	£5.2m	Developer Contributions	SCC
One new primary school including nursery provision.	Prior to first occupation	£4m-£5.5m	Developers Contributions	SCC

Table C.1 South of Lichfield SDL: Infrastructure Requirements

Phasing

Completions projected: 2015-2021

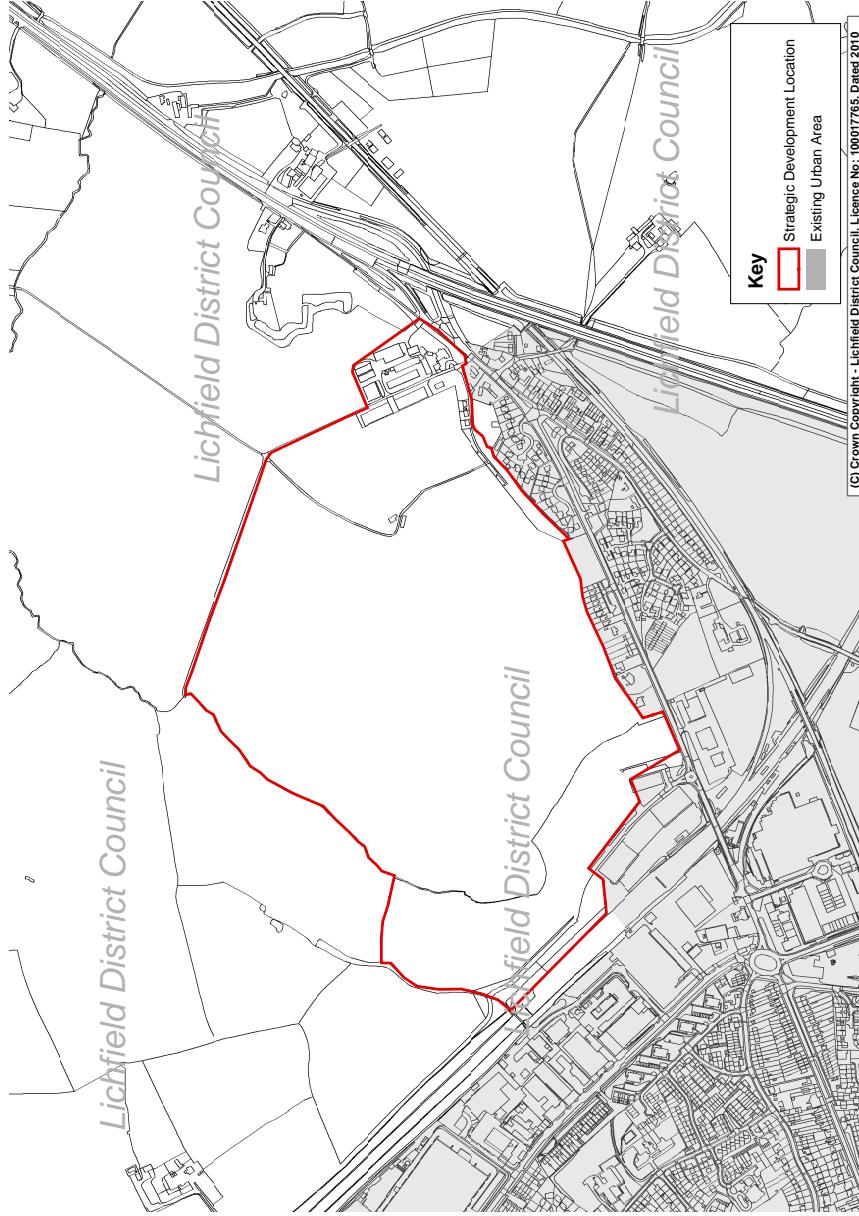
Year	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
Approx. Completions	50	100	100	100	100	100

Table C.2 South of Lichfield SDL: Housing Trajectory

Appendix D East of Lichfield (Streethay) Strategic Development Location

Appendix D East of Lichfield (Streethay) Strategic Development Location

Core Policy 6: Homes for the Future identifies East of Lichfield (Streethay) as a site for a sustainable, well designed, mixed use development to provide up to 850 dwellings, appropriate supporting facilities and transport, social, green and physical infrastructure.



Map D.1 East of Lichfield (Streethay) Strategic Development Location

Concept Rationale

Development to the East of Lichfield (Streethay) will draw on the qualities and topography of the landscape to achieve a well designed, sustainable urban extension to the existing settlement, north of Streethay. In order to achieve this, the concept places emphasis on the physical and social integration of new development with existing neighbourhoods, the delivery and enhancement of services and facilities and the provision of sustainable transport modes linking the settlement with local service centres, Trent Valley Station and Lichfield City Centre. To ensure a reasonable degree of self-sufficiency and containment, whilst ensuring good connections with nearby settlements, services and facilities, and to accommodate a development designed and built according to the principles of sustainable development and good urban design, the following elements are all considered fundamental to its success:

1. The extent of the Strategic Development Location (SDL) should be defined by the landscape setting, with particular regard had to the contours of the 'domed' landscape feature and the prominence of development thereon.
2. The disposition of uses and extent of the SDL should have due regard to the West Coast Railway Line and associated uses. Mitigation measures should be considered accordingly.
3. Complement the existing settlement of Streethay in terms of housing mix, scale and mass as well as the provision of a community hub.
4. The careful treatment of 'edges' to ensure an appropriate and successful transition between the urban area and adjacent countryside. This should include the retention of existing quality hedgerows and significant trees within the site and to its boundaries. The configuration and relationship of development at the urban edge should create attractive views to the city as well as out of the City looking into the development, and should support access to the open countryside. Particular care should be had to maintain views towards the spire of St. Michael's Church.
5. To improve pedestrian linkages between the existing settlement of Streethay to the south of Burton Road and the new development to the north. This should incorporate a pedestrian crossing in close proximity to the existing children's play area and draw upon existing linkages out of the site into Lichfield, utilising the existing foot bridge over the railway line.
6. Public open space should incorporate a well connected network of multi-functional green areas suitable for formal and informal recreation fully integrated within the development. The incorporation of sustainable drainage within the development is considered essential. Consideration should be given to the sustainable management of both green open space and sustainable drainage.
7. Swimming pool and sports hall provision should be incorporated within the scheme to serve the wider needs of Lichfield City.
8. A new community hub should be provided to act as a focus for community activity. It should be located so as to be easily accessible for both new and existing residents of Streethay.
9. The impacts of climate change and how this development will mitigate against its effects should be fully considered and the scheme adapted accordingly. For example, the principles of urban cooling and passive solar gain will need to be included.
10. The development should seek to enhance or preserve the character and setting of the adjacent Scheduled Ancient Monument and Grade II Listed buildings.
11. The development will need to provide adequate and safe links to the strategic and local highway networks. These transport links will be accessed off Burton Road and located to the northeast and southwest of Streethay.
12. The incorporation and improvement of pedestrian linkages to Trent Valley Railway Station.

East of Lichfield (Streethay) Concept Statement

This concept statement provides further details in support of Core Policy 6 and should be used to guide future masterplans and development proposals for the East of Lichfield (Streethay) SDL.

Strategic objectives for the site:

1. To create a cohesive place well integrated with the existing settlement of Streethay, which is inspired by the landscape setting and topography and which provides an attractive living environment for a wide range of household types.
2. To make possible, through the urban structure and built form, the use of sustainable modes of travel to access on-site services and facilities, including public transport stops, as well as high end services and facilities provided within the City Centre.
3. To ensure a good degree of physical and social integration with existing settlements within the location through the detailed planning of the site.
4. To ensure efficient public transport, walking and cycling modes are promoted alongside convenient road links for connections to the City centre and Trent Valley Railway Station. These will provide the enlarged community of Streethay with genuine travel choices and present a range of options for journeys of different purposes and distances.
5. To create a sustainable mixed community founded on good urban design principles and responsive to the effects of climate change.

Key Design Principles

A masterplan for the whole site should be produced in collaboration with the LPA and other partners, which demonstrates adherence to current best practice in urban design and specifies what further, detailed design guidance (e.g. design codes, site development briefs, etc) will be provided. The design strategy should include:

1. The extent to which the built form responds to the topography of the site. There is a clearly distinguishable change in gradient rising to the north, beyond the existing limit of the City, within which it must be demonstrated the proposed development will be contained.
2. A landscape framework and planting strategy, which should be produced as a driver for the designed layout, that integrates the development within the landscape and shows how the new urban edge will be formed and managed. It must demonstrate how existing trees and hedgerows will be retained, incorporated, and extended/enhanced as part of the proposed organisation of built form. It should be integrated with the provision of sustainable drainage systems.
3. A strategy for new planting, the extent of which must not just be confined to the edges of the proposed new development. The landscape strategy will demonstrate how the countryside can be drawn into the development through the integration of multi-functional green spaces – that combine with street trees, courtyard and garden planting to provide a characteristically verdant extension to Streethay. The strategy must demonstrate how places can be produced that will be visually distinctive, but also robust in terms of climate change, encouraging alternative modes of movement and bringing wildlife into the development. Substantial, structural planting is required in order to ameliorate the visual and other environmental impacts of the railway line to the south-west.
4. An account of views out of the City and into/ across the site, which should be used to generate the planned layout. The rising land and undulating topography should be further enhanced through the planting strategy, creating natural features that can be used to define views and assist in legibility.
5. A continuous network of pedestrian and vehicular routeways that connect into newly formed greenspaces and integrates with the existing, surrounding movement networks. This should

promote the use of the existing footbridge over the railway line. There should be a legible street hierarchy, where streets are designed as 'linear places' rather than movement corridors.

6. Good access to public transport, and provision for a high level of amenity, information and safety for passengers. In particular, pedestrian routes should promote access to nearby bus and train travel.
7. Vehicle parking as an integral part of the plan for the scheme, to ensure limited impact on visual amenity and residential privacy. Any surface level parking areas should make provision for generous planting in order to aid visual containment and help to ameliorate the effects of climate change.
8. Measures to demonstrate how the amenities of existing residents living on the boundaries of this site will be respected and protected, with any proposed layout justified on this basis.
9. A proposed built form that supports the strategic objectives for the development of this site, but also demonstrates how a recognisable identity can be created.
10. How the scheme proposes to provide new homes and buildings of a high quality, inspired by the character and existing architectural design of this part of Lichfield District. Regard must be had to the District's Residential Design Guide and new residential development should achieve a minimum 'Good' score of Building for Life.
11. Opportunities for public art to be integrated within the design of the development.
12. A phasing strategy which prioritises the provision of non-vehicular links, landscape planting and the provision of supporting services, facilities and infrastructure within appropriate timescales of delivery.
13. How the scheme addresses climate change more broadly in terms of the Government's objective of achieving zero carbon development. Innovation in design is encouraged to assist in achieving a sustainable community and regard had to the contents of the West Midlands Sustainability Checklist, demonstrating that at least the 'good' standards and wherever possible the 'best practice' standards are achieved for each category.
14. The topography of the land will strongly influence the amount of developable land. Topographical studies, including viewpoint assessments, shall be undertaken to demonstrate what space can be reasonably developed. This assessment will dictate how much land and in what location should be allocated for residential use within the master plan.
15. Variation in densities should occur through the concentration of above average densities around the community hub, with lower than average densities occurring around the edges of the build areas, and in particular to the north and northwest edge of the development.
16. A proposed built form that supports the strategic objectives for the development of this site, but also creates a locally distinctive development.

Infrastructure

In accordance with Circular 5/05 (Planning Obligations), and the Council's Planning Obligations Supplementary Planning Document (SPD), developers will be expected to enter into a legal agreement to ensure the provision of necessary infrastructure and facilities detailed in this Statement in order to make the development acceptable. The following infrastructure requirements have been informed by the District Council's Infrastructure Delivery Plan (IDP) that accompanies the Core Strategy that draws upon the projects identified in the strategies of the District Council and our partners, such as the Lichfield Transport and Development Strategy.

The necessary infrastructure and facilities identified include:

Physical Infrastructure

1. Two new junctions, accessed at either end of the existing settlement of Streethay, will be provided to serve the proposed development. The northern junction will be appropriately and safely designed so as to not restrict and, where possible, improve the flow of traffic on to the strategic

- highway network (A38). Any measures will need to be modelled to ensure they are an effective solution and will be capable of delivery at an appropriate time in the delivery of the development.
2. The development will provide safe crossing points to allow for the safe movement of pedestrians and cyclists from within the existing settlements of Streethay to the SDL and its amenities, particularly with regard to the primary school, social and community facilities and green spaces.
 3. Existing footpaths on Burton Road will be improved and widened where necessary to enhance the pedestrian linkages to Trent Valley Railway Station and encourage walking.
 4. The design of the internal road network will accord fully to the principles of Manual for Streets.
 5. Support the provision of a convenient and well designed public bus service fully accessible from all parts of the SDL, enhancing the existing service in Streethay. All proposed development should be within 350m of a bus stop.
 6. Linkages will be provided to the existing footbridge over the West Coast Main Line. This asset shall be integrated into the design of the overall development to assist in the safe movement of pedestrians and cyclists into the City.
 7. Improvements to Trent Valley Station are required to facilitate sustainable travel.
 8. Any necessary flood mitigation measures, the provision of sustainable drainage and a sustainable management strategy for the maintenance of these.
 9. No development to take place until measures to address water supply and waste water treatment are dealt with and implemented.
 10. Sufficient mitigation of the effects of the adjacent railway line shall be provided. Where this requires physical alterations to the land e.g. bunding, this shall be fully integrated in the design of the landscaping and disposition of uses within the overall layout.

Green Infrastructure

1. The development will be responsive to the existing topography and natural features of the land and new landscaping will be provided to assimilate this SDL into the wider landscape.
2. The development will include the retention of existing quality hedgerows and significant trees within the site and to its boundaries. The existing settlement is clearly defined by mature hedgerows along Burton Road, and this characteristic will be incorporated in any proposal.
3. A network of green and open spaces will be enhanced, created and integrated into the built form that reflects the District Council standards as set out in the Open Space & Sport and Recreation SPD which will include; pitches and other sports provision; amenity greenspace; equipped play; parks and gardens; allotments. These shall be carefully designed to take into account natural surveillance, and the amenity of neighbouring residents.
4. Protect any local areas of biological interest or important habitat and, where possible, integrate as part of the open space network.
5. Existing natural features, including quality hedgerows and significant trees will be incorporated within the layout. New landscaping and planting will be sited and selected to include sufficient large tree canopy cover across the site to deliver landscape-related climate change adaptation, urban cooling, shade and shelter, and visually enhance the development. Parks, open spaces, streets and public areas must incorporate sufficient space above and below ground to enable large canopy trees to develop to maturity.
6. The development will include the retention and enhancement of existing quality hedgerows and significant trees and habitat within the site and to its edges.

Social & Community Infrastructure

1. The development shall provide a good mix of house types, sizes, and tenures including an appropriate level of affordable housing in accordance with Development Management Policies HSG1 & HSG2. The affordable housing shall include a mix of tenure to meet housing needs and be pepper-potted within the development and shall be indistinguishable from open market

- housing. The development will also include starter homes, lifetime homes, supported housing and live work units to address local needs.
2. The development will create neighbourhood facilities to extend the range of services available at the neighbourhood level. A new community hub will be provided within the 'Central Neighbourhood' area, (small scale retail, commercial, cafe / hot food uses etc falling within classes A1 to A5 of the General Permitted Development (Amendment) Order 2005, Community Hall with flexible facilities which could be used, for example, by faith groups, the police, library services, children's services, the voluntary sector), (A1 Retail, Community Hall with flexible facilities which could be used, for example, by faith groups, the police, library services, children's services, the voluntary sector). The hub will also incorporate or be adjacent to facilities which can be used for sport and recreation, for example playing pitches, indoor sports and changing room provision. There is scope to link the community hub with the school (see below) so that some of these facilities could be shared.
 3. A new primary school is needed (one or one and a half form - entry, providing for 210 to 315 places, plus nursery provision). The size of the site required for the school is 12,000m² to 16,700m².

Management & Community Engagement

The masterplan for the site will be accompanied by a framework for the management and maintenance of the physical, green, community and social infrastructure as appropriate. This should encompass a model for engagement with the local community, and should empower all sections of the community to participate in the decision-making process, in line with the aims of the Council's Statement of Community Involvement (SCI).

SDL: Infrastructure Requirement	Phasing	Cost	Possible Funding Sources (inc. existing commitments)	Responsibility for Delivery
Physical				
Flood defence measures	Before development takes	TBC, dependent on location and quantity	Developers Contributions and Environment Agency	Developers and Environment Agency . LDC strategic Flood Risk Assessment
Water supply - minor upgrade needed	Before development takes place	TBC with SSWL	Developer and SSWL	SSWL
Waste Water treatment and collection measures: improvements to waste water treatment works needed	Before development takes place.	TBC, between developer and STWL	Developer and STWL	STWL
Transport				
Promoting smarter travel choices	2011-2026	£2.5m (NB whole cost for Lichfield City)	Local Transport Plan, LDC, Developer Contributions	SCC, LDC, rail industry, bus operators, existing employers and residents

Appendix D East of Lichfield (Streethay) Strategic Development Location

SDL: Infrastructure Requirement	Phasing	Cost	Possible Funding Sources (inc. existing commitments)	Responsibility for Delivery
Physical				
Walking and cycling measures, to include improvements to the footbridge over the railway line (including lighting and links to the new development) and a pedestrian crossing close to existing childrens play area	2011-2021	£1.5m (NB whole cost for Lichfield City)	Local Transport Plan, Developer Contributions	SCC, Developers
Public transport measures	2011-2021	£4.5m (excluding rail industry contribution)(NB whole cost for Lichfield City)	Local Transport Plan, investment by public transport operators, Developer Contributions	SCC, Developers, rail industry, bus operators
Making best use of existing network	2011-2026	£3.5m (NB whole cost for Lichfield City)	Local Transport Plan, Developer Contributions	SCC, Highway Agency
Highway improvements to accommodate residual traffic	2011-2021	£10m (NB whole cost for Lichfield City)	Local Transport Plan, Developer Contributions	SCC, LDC, Network Rail, developers
Green				
Enhance and provide amenity open spaces, tree planting, and play facilities as part of the development.	During development and first occupation	Dependent on location and quantity: to be informed by the Open Space, Sport and Recreation SPD	SCC, LDC, Developer Contributions External funding sources including Lottery.	LDC, Parish Councils
Measures to reduce the noise and reduce the visibility of the adjacent railway line	During development and first occupation	TBC, dependent on location and quantity	Developer	Developer
Community				
Community Hub comprising of essential retail, community centre and flexible space that can be utilised by a range of services: opportunity to link with school provision - see District Wide infrastructure	During development and first occupation	Community centre estimated cost about £250,000.	Developer contributions	LDC, City / Parish Councils, local community
Education				
The proposed development will necessitate education contributions to secondary and post 16 places within the district.	Prior to first occupation	£5.2m	Developer Contributions	SCC

SDL: Infrastructure Requirement	Phasing	Cost	Possible Funding Sources (inc. existing commitments)	Responsibility for Delivery
Physical				
One new primary school including nursery provision.	Prior to first occupation	£4m-£5.5m	Developers Contributions	SCC

Table D.1 East of Lichfield (Streethay) SDL: Infrastructure Requirements

Phasing

Completions projected: 2017-2025

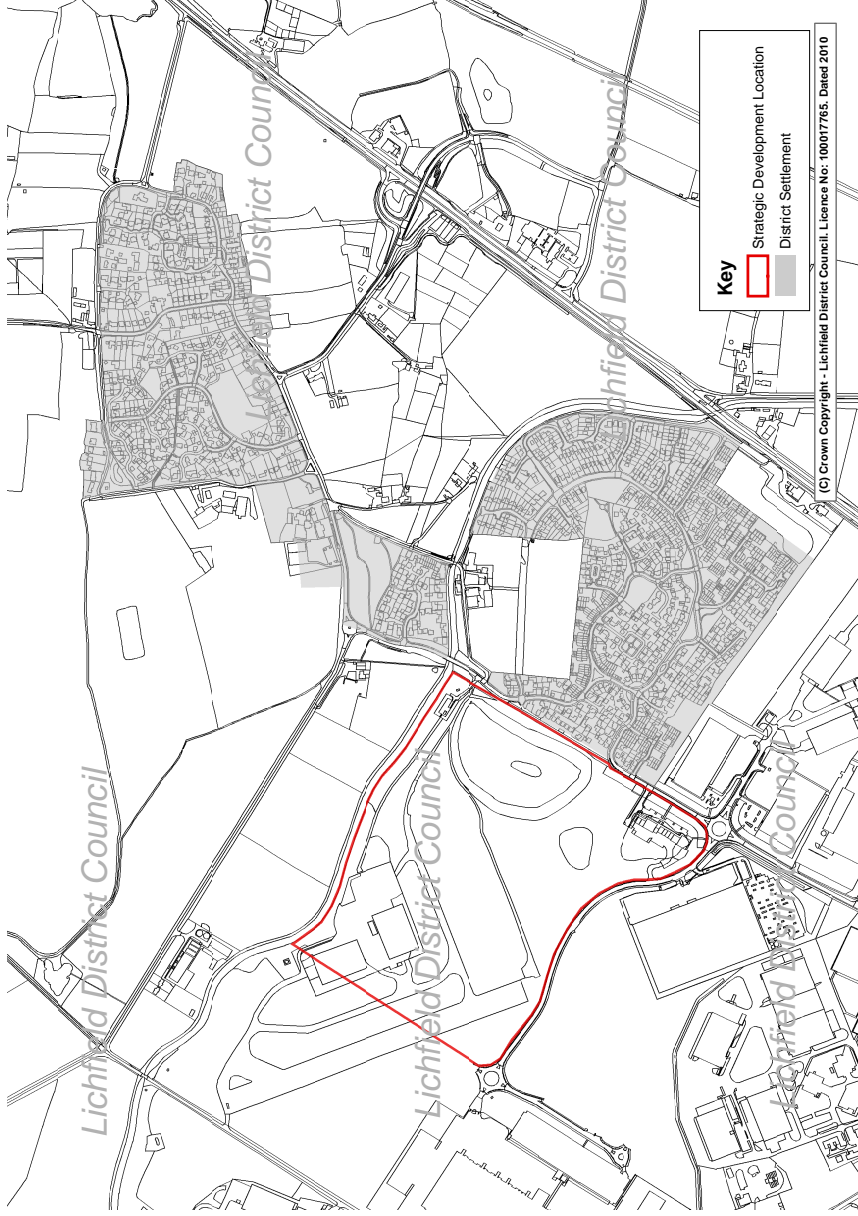
Year	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25
Approx. Completions	50	100	150	150	150	150	75	25

Table D.2 East of Lichfield SDL: Housing Trajectory

Appendix E Fradley Strategic Development Location

Appendix E Fradley Strategic Development Location

Core Policy 6: Homes for the Future identifies Fradley Park as a site for a sustainable, well designed, mixed use development to provide up to 750 dwellings, appropriate associated facilities including transport, social, green and physical infrastructure.



Map E.1 Fradley Strategic Development Location

Concept Rationale

Development at Fradley will place an emphasis on the physical and social integration of new development with existing neighbourhoods and settlements of Fradley Village and Fradley South. Proposals should seek to strengthen social and physical links between the two existing settlements and consolidate the settlements into one sustainable community. The use of sustainable travel modes by existing and new households to access local facilities and local service centres, and the importance of the landscape setting to determine the urban form and development composition is encouraged. The concept is founded on the need to accommodate a sizeable development designed and built according to the principles of sustainable development and good urban design. To achieve this the following elements are all considered fundamental to its success:

1. The extent of the Strategic Development Location (SDL) reflects the need to create one sustainable community at Fradley. Due regard should also be had to the close proximity of the existing Industrial Park, its associated traffic movement and disturbances.
2. The careful treatment of 'edges' to ensure an appropriate and successful transition between the built form and adjacent countryside. This should include the retention of existing quality hedgerows and significant trees within the site and to its edges. The configuration and relationship of development at the edge should create attractive views to the countryside as well as out from the countryside looking into the development, and should support access to the open countryside. Existing views towards the Lichfield Cathedral spires should be maintained and incorporated within the development, utilised through viewing corridors.
3. Particular care will be had to the treatment of the edge alongside the Canal and the impact on the nearby canal conservation area. Development shall be of a scale commensurate with this location and shall enhance the character and setting of the Canal network. Infrastructure improvements to the canal adjacent to the proposed SDL shall be undertaken, including pedestrian access improvements at New Bridge and Fradley Bridge, towpath upgrades and strengthening works to the canal bank. The potential for a new canal bridge should be explored.
4. Provision of amenity green open space including play areas and formal sports pitches within the proposed development area. Open space shall include the integration of the existing balancing pond and surrounding green space into the development to facilitate amenity use. The incorporation of Sustainable Drainage Systems (SuDS) within the development is considered essential. Consideration should be given to the sustainable management of both green open space and SuDS.
5. Provision of a new primary school facility to include a children's centre and provision for youth facilities.
6. Improve scope of services available at the existing community hub. This should include consideration of facilities such as a library, health facilities, a range of A1 and A3 uses and an appropriately located public house and should be designed to maximise links into and between adjacent open spaces.
7. Opportunities for a Combined Heat and Power Plant to be used in conjunction with the adjacent Industrial Park to serve the SDL should be explored as part of any masterplan.
8. Development should provide access and improved links for pedestrians and cyclists both within the development as well as accessing the countryside including Fradley Junction via and improved canal towpaths.
9. A well designed, convenient and fully integrated public transport strategy that will be attractive to users and link the SDL to the existing settlements of Fradley and Fradley South as well as surrounding villages and the service centre of Lichfield.
10. Innovative, sustainable design that maximises the opportunities to assist in the creation of a low carbon development. The impacts of climate change and how this development will mitigate

against its effects should be fully considered and the scheme adapted accordingly. For example, the principles of urban cooling and passive solar gain.

11. Design and layout of public transport routes/bus stops should be co-ordinated with, and consider links with, pedestrian/cycle routes, parks and open spaces and should be considered as part of the travel route network.

Fradley Concept Statement

This concept statement provides further details in support of Core Policy 6 and should be used to guide future masterplans and development proposals for the Fradley SDL.

Strategic objectives for the site:

1. To create a cohesive place well integrated with the existing communities of Fradley and Fradley South, so as to create one sustainable settlement, which is inspired by the landscape setting, which provides an attractive living environment for a wide range of household types.
2. To make possible, through the urban structure and built form, the use of sustainable modes of travel to access on-site services and facilities, including public transport stops, to access high end services provided within the service centre of Lichfield.
3. To ensure efficient public transport, walking and cycling modes are promoted alongside convenient road links for connections to Lichfield, Trent Valley Station and surrounding settlements. These will provide the community of Fradley with genuine travel choices and present a range of options for journeys of different purposes and distances.
4. To create a sustainable mixed community founded on good urban design principles and responsive to the effects of climate change. As part of this the provision of a CHP Plant integrated with the adjacent Industrial Park should be investigated.

Key Design Principles

A masterplan for the site will need to be produced in collaboration with the District Council and other partners, which demonstrates how each, individual parcel of land contributes to the overall co-ordination and development of Fradley Park. The Council's objective is to combine and consolidate the existing, quite disparate and unconnected elements to deliver a cohesive and sustainable settlement. This could involve land, in addition to the SDL, comprising several parcels of land, under different ownerships.

The masterplan should adhere to current best practice in urban design and specify what further, detailed design guidance (e.g. design codes, site development briefs, etc) will be provided. The design strategy should include:

1. The extent to which the built form responds to the topography of the site. It must be demonstrated how the proposed development will be contained within the natural landform.
2. A landscape framework and planting strategy, which should be produced as a driver for the designed layout, that integrates the development within the landscape and shows how the new urban edges will be formed and managed. It must demonstrate how existing trees and hedgerows will be retained, incorporated, and extended/enhanced as part of the proposed organisation of built form. It should be integrated with the provision of sustainable urban drainage systems (SUDS).
3. A strategy for new planting, the extent of which must not be confined to the edges of proposed new development. The landscape strategy will demonstrate how the countryside can continue to exist within Fradley through the integration of multi-functional green spaces – that combine with street trees, courtyard and garden planting to provide a characteristically verdant extension to the village. The strategy must demonstrate how places can be produced that will be visually

- distinctive, but also robust in terms of climate change, encouraging alternative modes of movement and bringing wildlife into the settlement.
4. An account of views into, out of and through the village should be used to generate the planned layout. The spirelet of St Stephen's Church offers a useful focus in and around the centre of Fradley, but there are also landscape features outside the village that can be used to equal effect.
 5. A continuous network of pedestrian and vehicular routes that connects into newly formed green spaces and integrates with the existing, surrounding movement networks. There should be a legible street hierarchy, where streets are designed as 'linear places' rather than movement corridors.
 6. Opportunities for the enhancement of access to public transport, and provision for a high level of amenity, information and safety for passengers.
 7. Vehicle parking as an integral part of the plan for the scheme, to ensure limited impact on visual amenity and residential privacy. Any surface level parking areas should make provision for generous planting in order to aid visual containment and help to ameliorate the effects of climate change.
 8. Measures to demonstrate how the amenities of existing residents living on the boundaries of this site will be respected and protected, with any proposed layout justified on this basis.
 9. A proposed built form that supports the strategic objectives for the development of this site, but also demonstrates how a recognisable identity can be created.
 10. How the scheme proposes to provide new homes and buildings of a high quality, inspired by the character and existing architectural design of Lichfield District. Cues need not be taken from recent residential development in the vicinity. Regard must be given to the District's Residential Design Guide and should achieve a minimum 'Good' score of Building for Life.
 11. Opportunities for public art to be integrated within the design of the development.
 12. A phasing strategy which prioritises the provision of non-vehicle links, landscape planting and the provision of supporting services within the early years of the scheme.

Infrastructure

In accordance with Circular 5/05 (Planning Obligations), and the Council's Planning Obligations Supplementary Planning Document (SPD), developers will be expected to enter into a legal agreement to ensure the provision of necessary infrastructure and facilities detailed in this Statement in order to make the development acceptable. The following infrastructure requirements have been informed by the District Council's Infrastructure Delivery Plan (IDP) that accompanies the Core Strategy that draws upon the projects identified in the strategies of the District Council and our partners.

Physical Infrastructure

1. Ensure the segregation of traffic associated with the adjacent Industrial Park and the SDL. Improve junction access on to the strategic highway network (A38) where necessary and local connections to surrounding villages and Lichfield. Any measures will need to be modelled to ensure it is an effective solution and should be capable of delivery at an appropriate time in the delivery of the development.
2. Provide safe crossing points to allow for the safe movement of people on foot and cycle from within the existing communities of Fradley and Fradley South to the SDL and its amenities, particularly the primary school, social and community facilities and green spaces.
3. The design of the internal road network shall accord fully to the principles of Manual for Streets.
4. Provide a convenient and well designed public bus service, fully accessible from all parts of the SDL. This must take account of the existing service in Fradley and Fradley South and make improvements where necessary. It must provide a convenient connection to Lichfield and Trent Valley Station. All proposed development should be within 350m of a bus stop.

5. The existing bridges over the canal and any new bridges will be integrated into a design to assist the safe movement of pedestrians and cyclists into the countryside, surrounding villages and Fradley Junction.
6. Smarter Travel Choices will be promoted to ensure residents and employees are aware of the options available to them to reduce car usage.
7. Integrate safer pedestrian routes to existing / proposed schools to encourage walking for all.
8. Sufficient mitigation of the effects of the adjacent Industrial Park shall be provided. Where this requires physical alterations to the land e.g. bunding, this shall be fully integrated in the design of the landscaping and disposition of uses in the layout.
9. Minor infrastructure upgrades will be needed for water supply. Upgrades to waste water treatment works will be needed.

Green Infrastructure

The development should be responsive to the qualities of the land and existing landscaping, and new landscaping should help in the assimilation of this SDL into the wider landscape. The existing canal network is an asset of this site and should be treated as such in any scheme. The existing balancing pond and water features should also be fully integrated into a landscaping scheme allowing access for all and has the potential to act as a central park for all of Fradley. This must be considered as an asset to the development proposal and designed as a multifunctional core of open space integrating new and existing communities.

1. The development will include the retention and enhancement of existing quality hedgerows and significant trees and habitats within the site and to its edges.
2. A network of green spaces will be created and integrated into the built form, into a park style of open space. They will be well designed with adequate surveillance and must take into account the amenity of neighbouring residents. The District Council standards as set out in the Open Space & Sport and Recreation SPD will be applied to the development.
3. Protect any local areas of biological interest or grassland habitat and integrate this as part of the open spaces network.
4. The development should consider and propose measures to mitigate / manage, where appropriate, any adverse impact on the nearby canal conservation area or sites of biological interest, both within the site and off site.
5. Existing natural features, including quality hedgerows and significant trees will be incorporated within the layout. New landscaping and planting will be sited and selected to include sufficient large tree canopy cover across the site to deliver landscape-related climate change adaptation, urban cooling, shade and shelter, and visually enhance the development. Parks, open spaces, streets and public areas must incorporate sufficient space above and below ground to enable large canopy trees to develop to maturity.
6. Improvements to enhance the adjacent canal network will be required.

Social & Community Infrastructure

1. The development shall provide a good mix of house types, sizes, and tenures including an appropriate level of affordable housing in accordance with Development Management Policies HSG1 & HSG2. The affordable housing shall include a mix of tenure to meet housing needs and be pepper-potted within the development and shall be indistinguishable from open market housing. It should also give consideration to the provision of accommodation for the over 55s, and workers employed at the adjacent Industrial Park. Consideration should also be given to the design of starter homes, lifetime homes and supported living.

2. The development should create neighbourhood facilities to extend the range of services available at the existing neighbourhood centre. An extended community hub should be provided within the neighbourhood area and should explore uses including primary health care facilities and a community library. There is scope to link the community facilities to the school.
3. The PCT have identified the need for a two - doctor practice: Fradley residents currently use facilities at Alrewas and Lichfield which are likely to be at capacity as development at Fradley progresses.
4. One new primary school, which is accessible by public transport and cycle/pedestrian routes, shall be provided.
5. The possibility should be investigated to link school and community buildings to allow for more flexibility in 'extended school' provision, and community provision and cohesion as a whole (see also district wide infrastructure). This will also help to reduce the costs of providing - and running - two completely separate buildings.
6. Provision must be made for further community hall provision within the existing community of Fradley to serve the existing and future residents of an enlarged community. A new community hall is being developed using S106 monies from previous development: it may be possible to extend this at a later date rather than building a completely new facility, or provide alternative provision at the school but the matter will need to be investigated further.
7. Consideration shall be given to the formation and provision of sport club facilities to assist in social cohesion. For example, changing rooms/pavilion adjacent to formal sports pitches.
8. Mobile Library services will need rerouting to accommodate the new growth in the settlement: this will be led by the County Council.

Variation in densities should occur through the concentration of above average densities around the community hub, with lower than average densities occurring around the edges of the build areas, and in particular to the edge of the development fronting the canal and wider countryside.

Management & Community Engagement

The Masterplan for the site should be accompanied by a framework for the management and maintenance of the physical, green, community and social infrastructure as appropriate. This should encompass a model for engagement with the local community, and should empower all sections of the community to participate in the decision-making process, in line with the aims of the Council's Statement of Community Involvement (SCI).

SDL: Infrastructure Requirement	Phasing	Cost	Possible Funding Sources (inc. existing commitments)	Responsibility for Delivery
Green				
Improvements to the canal towpath network from Streethay to Wood End Bridge to ensure access and provide amenity green space.	Throughout plan period in phased sections	£4m	Developer Contributions, Heritage Lottery Fund Sustrans	British Waterways in partnership with LDC
Access improvements to existing canal bridge infrastructure, including erection of	Throughout plan period in phased sections	£400,000 Woodend Lock Bridge. Additional	Developer Contributions, Heritage Lottery Fund	British Waterways in partnership with LDC

SDL: Infrastructure Requirement	Phasing	Cost	Possible Funding Sources (inc. existing commitments)	Responsibility for Delivery
new footbridge at Woodend Lock.		structural works TBC.		
Measures to enable the existing Lagoon to become integrated amenity space.	During development and first occupation	£150,000	Developer Contributions	LDC, Parish Councils
Increase the provision of amenity open spaces, tree planting, and play facilities as part of the development.	During development and first occupation	TBC, dependent on location and quantity	SCC, LDC, Developer Contributions External funding sources including Lottery.	LDC, Parish Councils
Transport				
Promoting smarter travel choices	2011-2026	TBC,	Local Transport Plan, LDC, Developer Contributions	SSC, LDC, Bus Operators
Walking and cycling measures	2011-2026	TBC	Local Transport Plan, Developer Contributions, S278 Agreement	SSC, Developers
Public transport measures	2011-26	TBC	Local Transport Plan, investment by public transport operators, Developer Contributions	SCC, Developers, bus operators
Making best use of existing network	2011-2026	TBC	Local Transport Plan, Developer Contributions	SCC. LDC Highways Agency
Community				
Requirement for a new multi use community centre 'Community Hub'	During development and first occupation	TBC	SCC, LDC, Developer Contributions External funding sources	PCT, SCC, LDC, Parish Council
Upgrading existing community facilities as possibly part of a multi use centre.	During development and first occupation	TBC	SCC, LDC, Developer Contributions External funding sources	LDC, Parish Council
Provision of leisure/sport facilities in line with the Open Space, Sport and Recreation SPD	During development and first occupation	TBC	SCC, LDC, Developer Contributions External funding sources	LDC,
Physical				
Mitigation measures to reduce impact of adjacent industrial park.	During development and first occupation	TBC, dependent on location and quantity	Developers	Developers

SDL: Infrastructure Requirement	Phasing	Cost	Possible Funding Sources (inc. existing commitments)	Responsibility for Delivery
Water supply - minor upgrade needed	Prior to development	TBC	Developers	SSWL
Waste water treatment works, upgrading needed	Prior to development	TBC	Developers	STWL
Education				
Primary School including Children's Centre	During development and first occupation	£4m to £5.5m	Developer contributions	SCC, Community & Learning Partnership
The proposed development will necessitate education contributions to secondary and post 16 places within the district.	During development and first occupation	£4.6m	Developer contributions	SCC
Health				
Health Centre incorporating GP surgery with dentist and pharmacy. Possibly part of 'Community Hub'	2016 onwards	£350,000	Developer contributions	PCT

Table E.1 Fradley SDL Infrastructure Requirements

Phasing

Completions projected: 2013-2021

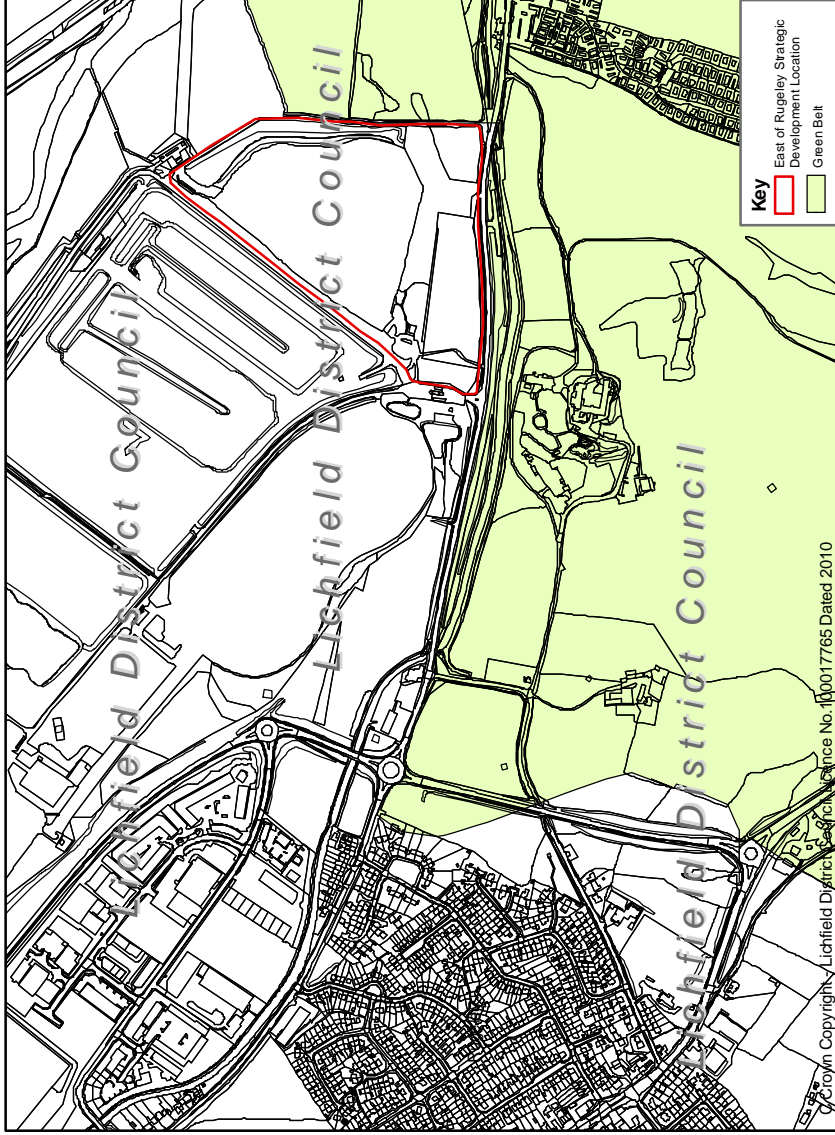
Year	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
Approx. Completions	100	100	100	100	100	100	100	50

Table E.2 Fradley SDL: Housing Trajectory

Appendix F East of Rugeley Strategic Development Location

Appendix F East of Rugeley Strategic Development Location

Core Policy 6: Homes for the Future identifies land east of Rugeley as a Strategic Development Location (SDL) to provide up to 450 dwellings, in addition to the larger site currently with the benefit of planning consent, and appropriate social, green and physical infrastructure.



Map F.1 East of Rugeley SDL Inset Map

Concept Rationale

Development to the East of Rugeley will place emphasis on the physical and social integration of new development with the adjacent committed residential scheme and the existing settlement of Rugeley, particularly with regard to creating strong linkages with services and facilities in Brereton and Armitage with Handscare. Sustainable development principles should be balanced with the need to make best use of land and having regard to the character of the surrounding area, the topography of the site and ecological interests. The design strategy should include:

1. The precise scale of new development to be determined through a balanced view of the physical capacity of the site, including the topography, ecological interests, the number of dwellings required to support local services, the desired character of the development and a requirement to provide a mix of dwelling types and sizes, including affordable housing.
2. Development to have regard to the semi rural setting, which requires a design response to ensure the development is integrated into the landscape, taking account of natural features including topography and existing vegetation and provision of appropriate new landscaping.
3. Sustainable transport principles, with the promotion of walking and cycling links to the existing settlement and provision/links to public transport facilities.

East of Rugeley Concept Statement

This concept statement provides further details in support of Core Policy 6 and should be used to guide any future masterplan and development proposals for the East of Rugeley SDL.

Strategic Objectives for the site:

1. To integrate the development of up to 450 homes and associated facilities within the landscape setting.
2. To ensure the protection and enhancement of ecological interests including the management and future maintenance of retained hedgerows and heath land.
3. To provide convenient walking and cycling links between the new and existing developments, building on existing linkages and enhancing the sustainable transport options available within the East of Rugeley.
4. To ensure a good degree of physical and social integration with the existing settlement.

Key Design Principles

A masterplan for the whole site should be produced in collaboration with the District Council and other partners, which demonstrates adherence to current best practise in urban design and specifies what further, detailed design guidance (e.g. design codes, site development briefs, etc) will be provided. The design strategy should include:

1. The extent to which the built form responds to the topography of the site.
2. A landscape framework and planting strategy should be produced as a driver for the designed layout, that integrates the development within the landscape and shows how the new urban edge will be formed and managed. This must demonstrate how existing trees and hedgerows will be retained, incorporated, and extended and enhanced as part of the proposed organisation of built form. Maintained and improved landscape features should be integrated with the provision of sustainable drainage systems.
3. A strategy for new planting should demonstrate integration throughout the new development, clearly explaining how the countryside can be drawn into the proposed development through the integration of multi-functional green spaces. These combined with street trees, courtyard and garden planting should provide a verdant extension to the East of Rugeley. The strategy

- must demonstrate how an urban extension can be produced that will be visually distinctive, but also robust in terms of climate change, encouraging alternative modes of movement and creating opportunities for bringing wildlife into the town.
4. An account of views out of and across the site, which should be used to generate the planned layout.
 5. A continuous network of pedestrian and vehicular route ways that connects into and integrates with the existing, surrounding movement networks. There should be a legible street hierarchy, where streets are designed as 'linear places' rather than movement corridors.
 6. Good access to public transport, and provision for a high level of amenity, information and safety for passengers.
 7. Vehicle parking as an integral part of the plan for the scheme, to ensure limited impact on visual amenity and residential privacy. Any surface level parking areas should make provision for generous planting in order to aid visual containment and help to ameliorate the effects of climate change.
 8. Measures to demonstrate how the amenities of existing residents living on the boundaries of this site will be respected and protected, with any proposed layout justified on this basis.
 9. A proposed built form that supports the strategic objectives for the development of this site, but also creates a locally distinctive development.
 10. How the scheme proposes to provide new homes and buildings of a high quality, inspired by the character and existing architectural design of this part of Rugeley. Regard must be given to the District's Residential Design Guide and should achieve a minimum 'Good' score of Building for Life .
 11. Opportunities for public art should be integrated within the design of the development.
 12. A phasing strategy which prioritises the provision of non-vehicle links, landscape planting and the provision of supporting services within the early years of the scheme should also be provided.

Infrastructure

In accordance with Circular 05/05 (Planning Obligations), and the Council's Planning Obligations Supplementary Planning Document (SPD), developers will be expected to enter into a legal agreement to ensure the provision of necessary infrastructure and facilities detailed in this Statement in order to make the development acceptable. The following infrastructure requirements have been informed by the District Council's Infrastructure Delivery Plan (IDP) that accompanies the Core Strategy that draws upon the projects identified in the strategies of the District Council and our partners.

Physical Infrastructure

1. Vehicular access into the site from Armitage Road (A513) and a road network within the development to accord with the guidance in 'Manual For Streets'.
2. A strategy for pedestrian and cycle links within the development and between the site and the existing settlement in convenient locations in relation to existing services and public transport facilities i.e. this should demonstrate linkages through to the area, affording access to services and facilities to the East of Rugeley and footpath links to the canal towpath.
3. Enhancement of pedestrian links/provision of safe crossing points outside the site.
4. Possible enhancements to existing public transport facilities such as improved access to bus stops. All proposed development should be within 350m of a bus stop.
5. Appropriate requirements for utilities.
6. The incorporation of renewable/low carbon technologies as a means of reducing predicted CO₂ emissions.
7. Any necessary flood mitigation measures, the provision of sustainable drainage and a sustainable management strategy for the maintenance of these.

Green Infrastructure

1. Reinforcement of existing hedgerows and retention, restoration and management of heathland habitat and other biodiversity features within the site.
2. Integration of the development into the landscape through careful design and a landscaping strategy, which respects the existing heath land habitat.
3. A network of green spaces will be enhanced, created and integrated into the built form that reflects the District Council standards as set out in the Open Space & Sport and Recreation SPD which will include; pitches and other sports provision; amenity greenspace; equipped play; parks and gardens; allotments.
4. New landscaping and planting should be sited and selected to include sufficient large tree canopy cover across the site to deliver landscape-related climate change adaptation, urban cooling, shade and shelter, and visually enhance the development. Open spaces, streets and public areas must incorporate sufficient space above and below ground to enable large canopy trees to develop to maturity.
5. The proposal shall include the sustainable management of open space.

Social & Community Infrastructure

1. The development shall provide a good mix of house types, sizes, and tenures including an appropriate level of affordable housing in accordance with Development Management Policy H2. The affordable housing shall include a mix of tenures and be pepper-potted within the development and shall be indistinguishable from open market housing. In addition, the development should provide accommodation that meets the needs of the elderly, dwellings that comply with the Lifetime Homes Standard and and live-work units.
2. A new community hub will be provided within the 'Central Neighbourhood' area (Small scale retail, commercial, cafe / hot food uses etc falling within classes A1 to A5 of the General Permitted Development (Amendment) Order 2005, Community Hall with flexible facilities which could be used, for example, by faith groups, the police, library services, children's services, the voluntary sector etc)

Variation of densities across the site should occur with lower densities towards the southern edges in order that that the built edge can be assimilated into the countryside.

In addition, the development should provide accommodation that meets the needs of the elderly, dwellings that comply with the Lifetime Homes Standard and and live-work units.

Management & Community Engagement

The masterplan for the site should be accompanied by a framework for the management and maintenance of the physical, green, community and social infrastructure as appropriate. This should encompass a model for engagement with the local community, and should empower all sections of the community to participate in the decision-making process, in line with the aims of the Council's Statement of Community Involvement (SCI).

South Burntwood SDL: Infrastructure Requirement	Phasing	Cost	Possible Funding Sources (inc. existing commitments)	Responsibility for Delivery
Green				
Greenways for cyclists and pedestrians internal to the development and running south west from East Rugeley linking	During Development and post completion	TBC, dependent on location and quantity	Local Transport Plan , Developer Contributions	SCC, LDC

South Burntwood SDL: Infrastructure Requirement	Phasing	Cost	Possible Funding Sources (inc. existing commitments)	Responsibility for Delivery
Green				
to Rugeley Town Centre, parks, green spaces, schools employment and other facilities.				
Increase the provision of amenity open spaces, tree planting, and play facilities as part of the development and improve existing established provision in East Rugeley.	During development	TBC, dependent on location and quantity	SCC, LDC, Developer Contributions External funding sources including Lottery.	LDC, Parish Councils
Physical				
Flood Defence Measures	Before development takes place.	TBC, dependent on location and quantity	Developers Contributions and Environment Agency	Developers and Environment Agency . LDC strategic Flood Risk Assessment
Transport				
Promoting smarter travel choices	2011-2026	TBC	Local Transport Plan, LDC, Developer Contributions	SSC, LDC, Bus Operators
Walking and cycling measures	2011-2026	TBC	Local Transport Plan, Developer Contributions, S278 Agreement	SSC, Developers
Public transport measures	2011-26	TBC	Local Transport Plan, investment by public transport operators, Developer Contributions	SSC, Developers, bus operators
Making best use of existing network	2011-2026	TBC	Local Transport Plan, Developer Contributions	SSC. LDC Highways Agency
Community				
Central venue to support community/voluntary services.	Post 2021	TBC	Developer contributions SCC	Voluntary Groups SCC
Education				
Assessment of primary and secondary school provision.	TBC	TBC	TBC	SSC
Health				
Assessment of Primary Care and GP provision.	TBC	TBC	TBC	PCT

Table F.1 East of Rugeley SDL: Infrastructure Requirements

Phasing

Completions projected: 2021-2026

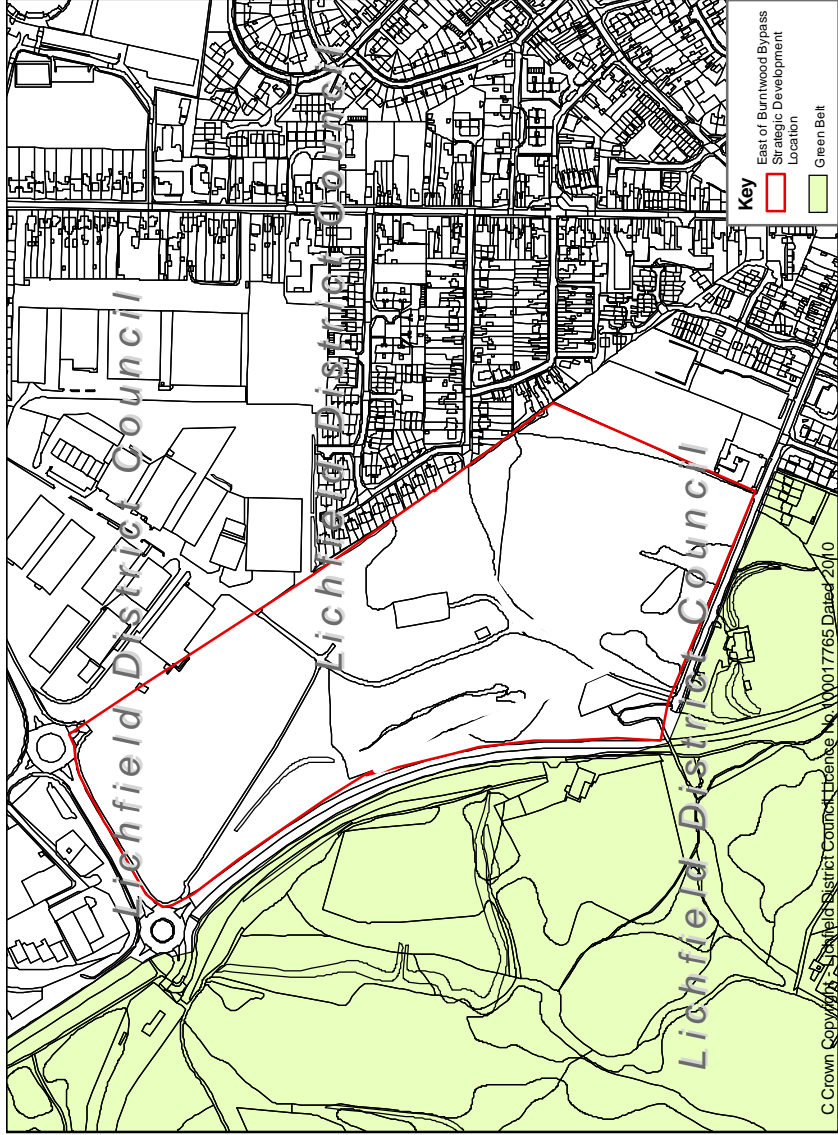
Year	2021/22	2022/23	2023/24	2024/25	2025/26
Approx. Completions	50	100	100	100	100

Table F.2 East of Rugeley SDL: Housing Trajectory

Appendix G East of Burntwood Bypass Strategic Development Location

Appendix G East of Burntwood Bypass Strategic Development Location

Core Policy 6: Homes for the Future identifies land East of the Burntwood Bypass as a Strategic Development Location (SDL) to provide approximately 425 dwellings and appropriate social, green and physical infrastructure.



Map G.1 East of Burntwood Bypass Strategic Development Location

Concept Rationale

Development to the East of the Burntwood Bypass will place emphasis on the physical and social integration of new development with the existing settlement, particularly with regard to creating strong linkages with services and facilities at Sankeys Corner. Sustainable development principles should be balanced with the need to make best use of land and having regard to the character of the surrounding area, the topography of the site and ecological interests. The design strategy should include:

1. The precise scale of new development to be determined through a balanced view of the physical capacity of the site, including the topography, ecological interests, the number of dwellings required to support local services, the desired character of the development and a requirement to provide a mix of dwelling types and sizes, including affordable housing.
2. Development to have regard to the edge of urban setting, which requires a design response to ensure the development is integrated into the landscape, taking account of natural features including topography and existing vegetation and provision of appropriate new landscaping, creating a successful transition from urban edge to rural.
3. Sustainable transport principles, with the promotion of walking and cycling links to the existing settlement and provision/links to public transport facilities.

East of Burntwood Bypass Concept Statement

This concept statement provides further details in support of Core Policy 6 and should be used to guide any future masterplan and development proposals for the East of the Burntwood Bypass SDL.

Strategic Objectives for the site:

1. To integrate the development of approximately 425 homes and associated facilities within the landscape setting.
2. To ensure the protection and enhancement of ecological interests including the management and future maintenance of retained hedgerows and heathland as appropriate, as part of a comprehensive mitigation and management strategy.
3. To provide convenient walking and cycling links between the new and existing developments, building on existing linkages and enhancing the sustainable transport options available within Burntwood.
4. To ensure physical and social integration with the existing settlement.

Key Design Principles

A masterplan for the whole site should be produced in collaboration with the District Council and other partners, which demonstrates adherence to current best practice in urban design and specifies what further, detailed design guidance (e.g. design codes, site development briefs, etc) will be provided. The design strategy should include:

1. The extent to which the built form responds to the topography of the site. This site is visually prominent from wider views to the north, south and west and an impact assessment of views will be required.
2. A landscape framework and planting strategy should be produced as a driver for the designed layout, that integrates the development within the landscape and shows how the new urban edge will be formed and managed. This must demonstrate how existing trees and hedgerows will be retained, incorporated, and extended and enhanced as part of the proposed organisation of built form. Maintained and improved landscape features should be integrated with the provision of sustainable drainage systems.

3. A strategy for new planting should demonstrate integration throughout the new development, clearly explaining how the countryside can be drawn into the proposed development through the integration of multi-functional green spaces. These combined with street trees, courtyard and garden planting should provide a verdant extension to Burntwood. The strategy must demonstrate how an urban extension can be produced that will be visually distinctive but draws reference cues from existing surrounding development. The strategy must be robust in terms of climate change, encouraging alternative modes of movement and creating opportunities for bringing wildlife into the town.
4. An account of views out of and across the site, which should be used to generate the planned layout. Existing features in the landscape beyond should be used to inform and orientate the built form.
5. A continuous network of pedestrian and vehicular route ways that connects into and integrates with the existing, surrounding movement networks. There should be a legible street hierarchy, where streets are designed as 'linear places' rather than movement corridors.
6. Good access to public transport, and provision for a high level of amenity, information and safety for passengers.
7. Vehicle parking as an integral part of the plan for the scheme, to ensure limited impact on visual amenity and residential privacy. Any surface level parking areas should make provision for generous planting in order to aid visual containment and help to ameliorate the effects of climate change.
8. Measures to demonstrate how the amenities of existing residents living on the boundaries of this site will be respected and protected, with any proposed layout justified on this basis.
9. A proposed built form that supports the strategic objectives for the development of this site, but also creates a locally distinctive development.
10. How the scheme proposes to provide new homes and buildings of a high quality, inspired by the character and architectural design of housing in Burntwood. Regard must be given to the District's Residential Design Guide and should achieve a minimum 'Good' score of Building for Life.
11. Opportunities for public art should be integrated within the design of the development.
12. A phasing strategy which prioritises the provision of non-vehicle links, landscape planting and the provision of supporting services within the early years of the scheme should also be provided.

Infrastructure

In accordance with Circular 5/05 (Planning Obligations), and the District Council's Planning Obligations Supplementary Planning Document (SPD), developers will be expected to enter into a legal agreement to ensure the provision of necessary infrastructure and facilities detailed in this Statement in order to make the development acceptable. The following infrastructure requirements have been informed by the District Council's Infrastructure Delivery Plan (IDP) that accompanies the Core Strategy that draws upon the projects identified in the strategies of the District Council and our partners, such as the Lichfield Transport and Development Strategy.

The necessary infrastructure and facilities identified include:

Physical Infrastructure

1. Vehicular access into the site from Milestone Way, and a road network within the development to accord with the guidance in 'Manual For Streets'.
2. A strategy for pedestrian and cycle links within the development and between the site and the existing settlement in convenient locations in relation to existing services and public transport facilities.
3. A strategy for pedestrian links between the built development and remainder of the site to the south and west.

4. Enhancement of pedestrian links/provision of safe crossing points outside the site, including links to Chasewater.
5. Possible enhancements to existing public transport facilities such as improved access to bus stops. All proposed development should be within 350m of a bus stop.
6. Appropriate requirements for utilities. Significant investment will be needed in upgrading water supply to the site and in waste water treatment and collection measures.
7. The incorporation of renewable/low carbon technologies as a means of reducing predicted CO₂ emissions.
8. Any necessary flood mitigation measures, the provision of sustainable drainage and a sustainable management strategy for the maintenance of these.

Green Infrastructure

Links to Chasewater Country Park (walking and cycling) are an important element of each development, as this will provide residents with local opportunities for recreation and leisure and potentially employment and educational opportunities.

Other open space requirements will be set out via the Open Space, Sport & Recreation SPD which will determine standards for provision.

1. Appropriate mitigation for ecological importance and future management issues, including the delivery of suitable alternative habitat of greater quantity than that which is lost through development.
2. Integration of the development into the landscape through careful design and a landscaping strategy, which respects any existing important habitat, including the pond within the south of the site.
3. A network of green spaces will be enhanced, created and integrated into the built form that reflects the District Council standards as set out in the Open Space & Sport and Recreation SPD. Links to Chasewater Country Park are especially important.
4. New landscaping and planting should be sited and selected to include sufficient large tree canopy cover across the site to deliver landscape-related climate change adaptation, urban cooling, shade and shelter, and visually enhance the development. Open spaces, streets and public areas must incorporate sufficient space above and below ground to enable large canopy trees to develop to maturity.
5. The proposal shall include the sustainable management of open space.

Social & Community Infrastructure

1. The community has identified a need for improved community facilities in Burntwood as a whole which includes space for the community and voluntary sector as well as arts space: some of this is being addressed in the short term via a S106 consultation programme, however there remains a need for a local focus / community 'hub' linked to the town centre.
2. Developer contributions will be required for additional primary / secondary and post 16 school places to ensure adequate provision over the plan period. These will be incorporated into the existing educational facilities .
3. New health facilities are to be provided in the short term at Greenwood House and the Leisure centre subject to PCT funding.
4. The development shall provide a good mix of house types, sizes, and tenures including an appropriate level of affordable housing in accordance with Development Management Policy H2. The affordable housing shall include a mix of tenures and be pepper-potted within the development and shall be indistinguishable from open market housing. In addition, the development should provide accommodation that meets the needs of the elderly, dwellings that comply with the Lifetime Homes Standard and and live-work units.

Variation of densities across the site should occur with lower densities towards the western and southern edges in order that that the built edge can be assimilated into the countryside.

In addition, the development should provide accommodation that meets the needs of the elderly, dwellings that comply with the Lifetime Homes Standard and consideration given to the inclusion/suitability of live-work units.

Management & Community Engagement

The masterplan for the site should be accompanied by a framework for the management and maintenance of the physical, green, community and social infrastructure as appropriate. This should encompass a model for engagement with the local community, and should empower all sections of the community to participate in the decision-making process, in line with the aims of the District Council's Statement of Community Involvement (SCI).

East of Burntwood SDL: Infrastructure Requirement	Phasing	Cost	Possible Funding Sources (inc. existing commitments)	Responsibility for Delivery
Green				
Greenways for cyclists and pedestrians internal in the development and south west from Burntwood linking the recreational and green space of Chasewater.	During development and post completion	TBC, dependent on location and quantity	Local Transport Plan, Developer Contributions	SCC, LDC
Increase the provision of amenity open spaces, tree planting, and play facilities as part of the development and improve existing established provision in Burntwood.	During development	TBC, dependent on location and quantity	SCC, LDC, Developer Contributions External funding sources including Lottery, Play Builder	LDC, Parish Councils
Physical				
Public realm improvements to Sankeys Corner including crime reduction measures including local CCTV control centre covering Burntwood	Prior to 2016	£370,000	LDC, Developer Contributions	LDC, Parish Council
Improved and increased parking in Burntwood Town Centre	Prior to 2016	£130,000	LDC, Developer Contributions	LDC
Delivery of enlarged retail and leisure provision in Burntwood Town Centre to meet local needs.	Prior to 2016	TBC - subject to project design and development.	Private Sector	Private Sector providers
Flood Defence Measures	Before development takes place.	TBC, dependent on location and quantity	Developers Contributions and Environment Agency	Developers and Environment Agency. LDC Strategic Flood Risk Assessment

East of Burntwood SDL: Infrastructure Requirement	Phasing	Cost	Possible Funding Sources (inc. existing commitments)	Responsibility for Delivery
Water supply measures	Before development takes place	TBC	Developers with SSWL	SSWL
Waste water treatment and collection measures	Before development takes place.	TBC, between developer and STWL	Direct payment from developer to STWL	STWL
Transport				
Promoting smarter travel choices	2011-2026	£0.6m	Local Transport Plan, LDC, Developer Contributions	SSC, LDC, Bus Operators
Walking and cycling measures	2011-2026	£0.6m	Local Transport Plan, Developer Contributions, S278 Agreement	SSC, Developers
Public transport measures	2011-26	£1.2m	Local Transport Plan, investment by public transport operators, Developer Contributions	SCC, Developers, bus operators
Making best use of existing network	2011-2026	£0.6m	Local Transport Plan, Developer Contributions	SCC, LDC, Highways Agency
Community				
Central venue to support community/voluntary services	Prior to 2012	TBC depending on location	Developer contributions, SCC	Voluntary Groups, SCC
Provide an arts space/cultural facilities	Prior to 2012	TBC depending on location	Developer Contributions, possible grant aid.	Parish Council, LDC
New Fire Station including community facility at existing site (Chase Terrace)	Prior to 2012	TBC following tenders	PFI	Fire Service
Education				
Assessment of primary and secondary school provision.	After 2014	TBC	TBC	SSC
Health				
New health centres at Greenwood House and Leisure Centre	Late 2012 / early 2013	TBC	PCT	PCT

Table G.1 East of Burntwood Bypass SDL Infrastructure Requirements

Phasing

Completions projected: 2014-2019

Appendix G East of Burntwood Bypass
Strategic Development Location

Year	2014/15	2015/16	2016/17	2017/18	2018/19
Approx. Completions	50	100	100	100	75

Table G.2 East of Burntwood Bypass SDL: Housing Trajectory

Appendix H Superseded Saved Local Plan Policies

Policy No.	Policy	To be replaced by Core Strategy	To be replaced by Allocations of Land DPD
E2	Forest of Mercia		✓
E3	Trees & Woodlands	✓	
E4	Green Belt	✓	
E5A	Area of Development Restraint	✓	
E6	Development in Rural Areas	✓	
E14	Water Habitats	✓	
E15	Flood Protection	✓	
E17	Contaminated Land	✓	
C1	Listed Buildings	✓	
C2	Character of Conservation Areas		✓
C3	Demolition	✓	
C7	Buildings out of Scale or Character		✓
C9	Protected Open Spaces		✓
H2	Housing Mix	✓	
H3	Housing Design Standards	✓	
H5	New Housing within Settlements	✓	
H6	Living Accommodation on Upper Floors	✓	
H8	Loss of Residential Accommodation	✓	
H9	Affordable Housing in Rural Areas	✓	
Emp.2	Existing Industrial Areas		✓
Emp.3	Retail Uses in Industrial Areas	✓	
Emp.5	Major Developed Sites in the Green Belt		✓
Emp.11	Wyrley & Essington Canal		✓
R1	Open Space Provision	✓	
R3	Recreational Buildings	✓	
R4	Sports Playing Fields	✓	

Appendix H Superseded Saved Local Plan Policies

Policy No.	Policy	To be replaced by Core Strategy	To be replaced by Allocations of Land DPD
R5	Loss of Sports Pitches/Recreation	✓	
T3	Private Sector Contributions	✓	
T4	Parking	✓	
T6	Rail Transport		✓
T8	Cycling	✓	
S2	Neighbourhood Shopping Centres		✓
S3	Village Shops	✓	
S4	Farm Shops	✓	
Soc.1	Community Facilities	✓	
Soc.2	Community Provision Arising from Development	✓	
Soc.3	Townscape Improvements	✓	
L7A	Buffer Depot, Streethay		✓
L9	Extension to Boley Park Industrial Estate		✓
L10	Britannia Way		✓
L12	Office Development - Sandford Street		✓
L13	City Centre Redevelopment		✓
L15	Primary Retail Area		✓
L16	Secondary Retail Areas		✓
L17	Bird Street		✓
L18	Dam Street		✓
L19	Business Areas		✓
L21	New Roads		✓
L22	Road Line Safeguarding		✓
L23	Road & Junction Improvements		✓
L24	Traffic Management		✓
L26	Rear Servicing		✓
L27	Pedestrian Access to the City Centre		✓

Policy No.	Policy	To be replaced by Core Strategy	To be replaced by Allocations of Land DPD
L28	Car Parking - Commuted Payments	✓	
L31	Lichfield Rail Stations		✓
L35	Recreation Zones		✓
L36	Recreation Zones		✓
L37	Lichfield Linear Park		✓
L42	Environmental & Housing Improvement		✓
L46	Shopfronts		✓
L47	Cathedral Close		✓
L48	Protection of Views	✓	
L49	Framework Open Space		✓
L50	Landscape Improvements in Framework Open Space		✓
B1	Existing Residential Areas		✓
B5	New Shopping Development		✓
B6	Indoor Leisure		✓
B9	Redevelopment & Town Square		✓
B13	Redevelopment & Expansion of Neighbourhood Centres		✓
B15	Road & Junction Improvements		✓
B21	Chasetown Industrial Estate		✓
B22	Recreation Zones		✓
B24	Chasewater Area & Country Park		✓
NA1	Cannock Chase - Area of Outstanding Natural Beauty		✓
NA12	Lea Hall Colliery		✓
NA13	Rugeley Power Station		✓
NA20	Public Open Space, Longdon		✓
EA1	Fradley Airfield Industrial Proposals		✓
EA13	Hotel at Fradley		✓

Appendix H Superseded Saved Local Plan Policies

Appendix H Superseded Saved Local Plan Policies

Policy No.	Policy	To be replaced by Core Strategy	To be replaced by Allocations of Land DPD
EA14	The Tame & Trent Valley		✓
EA16	The National Forest		✓
SA3	Laural House, Lichfield Road, Fazeley		✓
SA6	Little Aston Park		✓
SA7	Canal Facilities at Fazeley		✓
DC1	Amenity & Design Principles for Development	✓	
DC2	Amenity	✓	
DC4	Re-Use & Adaptation of Rural Buildings	✓	
DC5	Extensions to Dwellings in the Green Belt	✓	
DC7	Replacement Dwellings	✓	
DC10	Stables & Equestrian Activities	✓	
DC14	Archaeology - Sites of Recognised Importance	✓	
DC15	Archaeological Assessment	✓	
DC16	Telecommunications	✓	
DC17	Existing Trees & Hedges on Development Sites	✓	
DC19	Advertisement Control	✓	

Table H.1 Saved Policies Table/Superseded Local Plan Policies

Glossary

Adaptation		A change or modification to suit new conditions or needs, e.g. adapting to the effects of climate change.
Adoption		The final confirmation of a development plan or Local Development Document as having statutory status by a Local Planning Authority (LPA).
Affordable Housing		Affordable housing includes social rented and intermediate housing, provided to specified eligible households whose needs are not met by the market. Affordable housing should: <ul style="list-style-type: none"> Meet the needs of eligible households including availability at a cost low enough for them to afford, determined with regard to local incomes and local house prices Include provision for the home to remain at an affordable price for future eligible households or, if these restrictions are lifted, for the subsidy to be recycled for alternative affordable housing provision.
Amenity Greenspace		Areas such as parks or recreational fields which can be used by all people either through visual amenity and/or for informal sport and leisure.
Annual Monitoring Report	AMR	A report submitted to Government by local planning authorities or regional planning bodies assessing Local Development Framework progress and policy effectiveness.
Appropriate Assessment	AA	An assessment of the potential effects of a proposed plan, in combination with other plans and projects, on one or more European sites of nature conservation/biological importance.
Area of Outstanding Natural Beauty	AONB	A statutory National Landscape designation to provide special protection to defined areas of natural beauty. These are designated by Natural England.
B1 - Business		In terms of the Use Class Order, B1 represents businesses such as research and development and light industry.
Biodiversity		The whole variety of life encompassing all genetics, species and ecosystem variations. This includes diversity within species, between species and of ecosystems.
Biodiversity Action Plan	BAP	A plan concerned with conserving, protecting and enhancing biological diversity.
Biodiversity Enhancement Area	BEA	An area that comprises important concentrations of biodiversity which are to be improved.
Biomass		The biodegradable fraction of products, wastes and residues from agriculture (including plant and animal substances), forestry and related industries.
Broad Development Location		A broad development location is a broad area of search, within which, allocations for development will be considered through the Allocations of Land and Site Development Policies DPD.
Brownfield Development or Sites (Previously Developed Land)		Site available for re-use which has been previously developed, and is either abandoned or underused. The definition covers the curtilage of the development. Planning Policy's Note 3 "Housing" has a detailed definition.

Building for Life	BFL	A national standard for well designed homes and neighbourhoods, developed by Communities And Built Environment and the Home Builders Federation.
Bulky Goods		Retail goods of a large physical nature (for example DIY, furniture, carpets) that sometimes require large areas for storage or display.
Building Research Establishment's Environmental Assessment Method	BREEAM	A widely used environmental assessment method for all buildings setting the standard for best practice in sustainable design.
Central Rivers Initiative		A partnership approach to managing the River Trent and River Tame in the region between Tamworth and Burton upon Trent.
Circular		A paper produced by the government to provide guidance and instruction.
Climate Change		Long term change in weather patterns and increased global temperature, which is likely to be caused by an increase in Carbon emissions.
Code for Sustainable Homes		Criteria set out by the government to help enforce sustainable residential development. The Code begins at Level 1 being the least sustainable through to Level 6, the most sustainable.
Comparison Goods		Goods that consumers buy at infrequent intervals and normally would compare prices before buying e.g. TV, fridges, clothes etc.
Combined Heat and Power	CHP	The use of waste heat from power generation to provide heating for a building or a neighbourhood.
Community Infrastructure Levy	CIL	A new provision which empowers, but not requires, Local Authorities to obtain a financial contribution on most types of new development based on the size and type of the development. The proceeds of the levy are to be spent on local and sub-regional infrastructure to support the community.
Conservation Area		Areas of special architectural or historic interest, the character, appearance or setting of which it is desirable to preserve or enhance.
Convenience Goods		Widely distributed and relatively inexpensive goods which are purchased frequently and with minimum of effort, such as petrol, newspapers, and most groceries.
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).
Civic Spaces		An extension of the community or public institutions which form the spaces between buildings, such as market squares.
Decentralised Energy Supply		The use of energy from on-site or renewable sources limiting the need to draw energy from the national supply.
Deliverable Urban Windfalls		A small scale development in the urban area which comes forward for development and is suitable for delivery but has not been previously included in a development plan.

Developable Urban Windfalls		A small scale development in the urban area which comes forward for development but has not been previously included in a development plan, and may be considered suitable for development in the future.
Developer Contributions		Monetary contributions which may be made by a developer as part of a legal agreement (S106 or CIL) when a planning permission is granted. Monies are used to provide local facilities and all types of infrastructure.
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."
Development Management		The management or 'control' planning system which requires planning permission to be obtained, and in line with policy, before development can take place.
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 Development Plan Documents prepared under the Planning & Compulsory Purchase Act of 2004.
Development Plan Document	DPD	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 an inspector's binding report.
Diversification of Rural Employment		The establishment of new enterprises in rural locations often re-using rural buildings and land that is no longer used for agriculture.
Ecological footprint		A measure of human demand on the Earth's ecosystems and natural resources.
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	The consideration of public views on a development plan document, or proposed changes to it, held before an independent inspector.
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.
Floorspace capacity		Available space for office, retail or industrial units within a specific area.
Grant Aid		Money coming in from central government or other external sources for a specific project.

Green Belt (not to be confused with the term 'greenfield')		A statutory designation of land around certain cities and large built-up areas, which aims to keep the defined area permanently open or largely undeveloped. Areas of Green Belt within Lichfield District form part of the West Midlands Green Belt. The purposes of Green Belt are to: <ul style="list-style-type: none"> ● 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.
Green Infrastructure		The physical environment within and between our cities, towns and villages. It is a network of multi-functional open spaces, including formal parks, gardens, woodlands, green corridors, waterways, street trees and open countryside.
Green Networks or Corridors		Linking rights of way, cycle routes, canals, rivers, parks and woodland to create greater accessibility to the countryside and provide potential for improved biodiversity.
Greenfield Land or Site		Land (or a defined site) which has not been built on before or where the remains of any structure or activity have blended into the landscape over time.
Greenway		Part of green infrastructure, a corridor of undeveloped land, as along a river or between urban centres, that is reserved for recreational use or environmental preservation.
Gypsies & Travellers		Persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family's or dependants' educational or health needs or old age have ceased to travel temporarily or permanently.
Heathland		An area of open uncultivated land dominated by dwarf shrubs including heath, gorse, bog, bracken and scrub.
Historic Environment Character Area	HECA	An area of defined character in the landscape, such as medieval field patterns.
Historic Environment Record	HER	A system for recording information, such as known archaeological sites & finds, designated sites, historic landscapes, historic buildings and other features in the landscape.
Historic Landscape Character		The identification of the historic development of today's landscape, and the resultant pattern of physical features due to geography, history and tradition.
Homeworking		Relates to the growing practice of working from home, especially when related to the use of Information Communication Technology.
Housing Market Area		A geographical area which is relatively self-contained in terms of housing demand
Housing mix		The provision of a mix of house types, sizes and tenures in an area.

Implementation		The practical delivery of a measures that form part of a plan.
Indices of Multiple Deprivation	IMD	The index combines a number of indicators which focus on a range of social, economic and housing issues, and are then used to provide an overall deprivation rank for these areas. Published by the Office of the Deputy Prime Minister.
Information Technology and Communication	ITC	Communication devices and the services contained within them, such as computers, mobile phones and satellite systems.
Infrastructure		The basic structures and facilities needed to support a society or organisation.
Infrastructure Delivery Plan	IDP	A plan to implement the necessary social, physical and green infrastructure, required to create sustainable communities in line with a Core Strategy.
Intermediate Affordable Housing		Housing at prices and rents above those of social rent, but below market price or rents. These can include shared equity products (eg HomeBuy), 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.
Key Rural Settlements		Defined settlements outside major towns/urban areas providing services and facilities.
Lichfield District Council	LDC	The local authority responsible for matters including planning, environmental health, waste collection, housing, parks and open space.
Lichfield Transport and Development Strategy	LTaDS	A package of measures to deliver road and public transport improvements for Lichfield City.
Lichfield Sustainability Working Group	LSWG	A group established to undertake the sustainability appraisal and SEA for the LDF.
Local Centre		Small shops and perhaps limited services, serving a small catchment. Sometimes also referred to as a local neighbourhood centre.
Local Development Document	LDD	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 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 Planning Authority	LPA	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. The plan sets out the resources for delivery of the targets identified in the strategy.
Major Developed Sites	MDS	An existing large scale single use located within the Green Belt, as defined in PPG2.
Major Development		For residential development this includes sites of 1.5ha or more, or for sites of 10 dwellings or more. For commercial development this includes sites of 1 ha or more, or change of use of site for 1000 square metres or more.
Manual for Streets		A joint publication by the Departments for Transport and Communities and Local Government to provide guidance for practitioners involved in the development of new streets, with a strong focus on people friendly streets.
Mitigation		Measures to avoid, reduce or offset the significant adverse effects of an external factor e.g. Lessening the effects of climate change.
Mixed use (or mixed use development)		Provision of a mix of complementary uses, such as residential, community and leisure uses, on a site or within a particular area.
National Forest		A national project for woodland creation, tourism and economic revival.
Natural assets		Stocks of natural raw materials, including forests, fisheries, soil, and minerals; and the capacity of the environment media such as air and water to absorb and decompose the wastes from production and consumption.
Natural & Semi-natural Greenspace		Includes woodlands, wetlands, urban forestry, RIGs, scrub and grassland.
Nature Reserves		A protected area of wildlife or other geological interest. Can also be used to provide opportunity for special areas of research.
Neighbourhood Centre		An group of essential local services which may comprise a shop, post office, take away, health centre and a pharmacy. See also, local centre.
Offices		Defined by Class A2 of the Use Class Order, including financial and professional services, rather than businesses which are covered by Class B1 of the Use Class Order.
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.
Other Rural Settlements		Smaller villages that do not have a good range of public services.
Pitch (Gypsy and Traveller Sites)		A designated place for a family of Gypsies or Travellers to live.
Phasing		Distinct stages of development implemented in a sequential manner appropriate to demand.
Planning Policy Guidance	PPG	The old form of Planning Policy Statements which are gradually being replaced.

Planning Policy Statement	PPS	A document which sets out the government's views and instructions on the way that each local planning authority should implement its responsibilities and duties in relation to spatial planning.
Primary Care Trust	PCT	An NHS primary care trust is a type of NHS trust, which is part of the National Health Service in England. The PCT provides some primary and community services or commissions them from other providers, and are involved in commissioning secondary care.
Proposals Map		A map of the District which shows planning policy designations spatially.
Regeneration		The economic, social and environmental renewal and improvement of rural and urban areas.
Regional Spatial Strategy	RSS	The RSS was a strategy for how a region should look in 15 to 20 years time and possibly longer. It identified the scale and distribution of new housing in 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. Regional Spatial Strategies were revoked by the Secretary of State on 6th July 2010 and therefore the Regional Spatial Strategy for the West Midlands no longer forms part of the development plan.
Regulated Energy		Elements of a building's energy consumption to which minimum standards must be achieved to comply with Building Regulations. 'Regulated' energy includes space heating, hot water, lighting and ventilation (fans and pumps), but does not include appliances and small electrical items.
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.
Rural Housing Needs Survey		Research to establish housing demand and the satisfaction of existing residents within the rural area.
Rural Regeneration		Careful development in rural areas to ensure local housing needs are met and that there are suitable opportunities for employment to ensure economic sustainability.
Safeguarding		To ensure that no harm is caused to a particular feature.
Scoping Report		The first stage in the Sustainability Appraisal process.
Section 106 Agreement		A legal agreement under Section 106 of the 1990 Town & Country Planning Act. It is a way of addressing matters that are necessary to making a development acceptable in planning terms such as providing highways, recreational facilities, education, health and affordable housing.
Severn Trent Water Ltd.	STWL	The water treatment company for Lichfield District.
Site of Biological Importance	SBI	A non-statutory designation used to protect locally valued sites of biodiversity.

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 the national rent regime. It may also include rented housing owned or managed by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or with the Housing Corporation as a condition of grant.
Soundness		A term referring to the justification of a Development Plan Document in line with legislation and national and regional guidance. 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. This includes 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.
Spatial Strategy		The overview and overall approach to the provision of jobs, homes, and all infrastructure over the plan period.
Special Area of Conservation	SAC	Strictly protected sites for rare and threatened species and habitats on land or sea as designated under the EC Habitats Directive.
Staffordshire County Council	SCC	The local authority responsible for matters including education, transport, highways, minerals and waste.
Staffordshire Strategic Partnership	SSP	A framework for all agencies, sectors and partners to work collectively to promote the economic, social and environmental well being of the County.
Strategic Centre		A local or town centre which provides a wide range of services and facilities such as shops, supermarkets, post office, banks, health centres etc.
Strategic Development Location	SDL	An area which has been identified as suitable for new development, which will be significant in the wider region.
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.
Strategic Housing Land Availability Assessment	SHLAA	An assessment of potential housing sites to inform the Core Strategy and subsequent allocations of land. The Strategic Housing Land Availability Assessment (SHLAA) which has been prepared in line with good practice guidance with the involvement of the development industry, local property agents and the local community, identifies the committed sites, additional urban capacity and a range of other sites that have been submitted for consideration. The SHLAA is not a policy document, but identifies the range of sites that are being given further consideration through the formulation of the Core Strategy.

Strategic Housing Market Assessment		An assessment of the estimated demand for market housing and need for affordable housing in a defined geographical area, in terms of distribution, house types and sizes and the specific requirements of particular groups and which considers future demographic trends.
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.
Supported Housing		A housing service aimed at helping people live more stable lives, including those who may have suffered from homelessness, addiction or other serious challenges to life.
Sustainability Appraisal	SA	An assessment to establish if the plan is promoting sustainable development. An assessment to comply with Section 39(2) of the Planning and Compulsory Purchase Act 2004 and further guidance, and the requirements for Strategic Environmental Assessment from European Directive 2001/42/EC
Sustainable Communities		Central Government refers 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	SCS	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.
Sustainable Drainage Systems	SuDS	A replicate natural system which aims to reduce the potential impact of new and existing developments on surface water drainage discharges such as permeable paving or on site retention basins.
Third Sector		The Third Sector is a term frequently used to describe voluntary, community and not-for-personal profit organisations. The term is taken in reference to the private and public sectors.
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.
Travelling Showpeople		Members of a group organised for the purposes of holding fairs, circuses or shows (whether or not travelling together as such). This includes such persons who on the grounds

		of their own or their family's or dependants' more localised pattern of trading, educational or health needs or old age have ceased to travel temporarily or permanently.
Unregulated energy		The expected energy use in a building which is not 'regulated' (see 'Regulated energy' above). Unregulated energy does not fall under Building Regulations, and most typically includes appliances and small electrical items.
Urban Cooling		The effect which can be achieved by increasing vegetation cover and reducing hard surface cover in built up areas to reduce very high temperatures.
Urban open space		Parks, play areas, sports fields, commons, allotments, green corridors alongside rivers/canals/railways and other open areas vital to the cultural, aesthetic and historic heritage of urban life.
Veteran Trees		Trees that are of interest biologically, culturally or aesthetically because of age, size or condition. Normally this means the tree is over 250 years old with a girth at breast height of over 3 metres. However, other factors must be considered such as the location and past management of the tree.
Viability		In terms of retailing, a centre that is capable of success or continuing effectiveness. More generally the economic circumstances which would justify development taking place.
Vibrancy		An area or street which is alive with activity.
Vitality		In terms of retailing, the capacity of a centre to grow or develop.
Waste Hierarchy		The waste hierarchy is the cornerstone of most waste minimisation strategies and refers to the 3Rs of reduce, reuse and recycle. The Staffordshire & Stoke-on-Trent Joint Core Strategy refers to 5 stages: eliminate, reduce, re-use, recycle, energy recovery & dispose. The aim of the waste hierarchy is to generate the minimum amount of waste and to extract the maximum practical benefits from products.
West Midlands Sustainability Checklist		An online tool that identifies a range of different economic, social and environmental sustainability issues covered in National Guidance. It can be used by both developers and local authority planners to help achieve high sustainability schemes.
Windfall Development or 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.