

Lichfield District
Local Plan
2022 → 2043
Issues and Options

October 2024

Strategy by



Lichfield
District Council

If you need this in another format, such as large print, please call Lichfield District Council on 01543 308000 and ask to speak to the Policy and Strategy team or email developmentplans@lichfielddc.gov.uk

Foreword: Councillor Alex Farrell

This Issues and Options document is an important and exciting step in the formulation of our new local plan, and I'd like to thank you for taking the time to look through it and encourage as many people as possible to send through their views.

The local plan is the cornerstone of our strategy as a council; this is all about how we want Lichfield district to look and feel, and the decisions we make will help shape where we live for generations to come.

From new housing estates to industrial units, many of us will have an opinion on what is right for our area, and feedback from the people who live and work in these wards is incredibly important to me. This is not consultation for the sake of consultation – we genuinely want to hear from residents about the potential impacts, benefits and issues with proposed development in your community.

There are several potential strategies we could take as a council, but for me there are two clear tests. Firstly, all developments should be “infrastructure first”. This is essential, and may require closer working with our colleagues at Staffordshire County Council to ensure the highways can adequately cope with new development, as well as making sure we have enough schools, doctors, dentists, etc.

Secondly, all developments should be “community-led”, with consultation from local residents and parish councils from the off-set. I am pro-housing, but only where the area is appropriate, and the development is a suitable extension to the local community.

We have had enough “urban sprawl” in Lichfield district. It is my belief that we should be looking at a new settlement approach, building brand new communities in areas deemed appropriate for a large-scale development. However, with the timeframes involved in building a new settlement, there will inevitably be more building on the edges of communities, and this needs to be done thoughtfully and with as much community buy-in as possible.

The new Labour government has proposed changes to the National Planning Policy Framework which requires many councils to build significantly more houses than originally planned for, and Lichfield district is no exception. It is my view that the proposed new housing targets would negatively impact our communities, we have expressed our views on this through the government’s NPPF consultation which closed on 24 September 2024.

I hope you find this document informative and helpful, and please do reach out directly to me if you have any questions or points you wish to raise.

Cllr Alex Farrell

Cabinet member for Housing & Local Plan

Contents

Foreword: Councillor Alex Farrell.....	3
How to respond to the consultation	7
Have your say	7
Drop-in sessions and resident engagement.....	8
What is the deadline for your views?	8
How will your comments be used?.....	8
1. Introduction	9
What is a local plan?	9
What is the purpose of this Issues and Options consultation?.....	9
What is the Lichfield District Local Plan 2043 and why do we need it?.....	9
What will the Local Plan 2043 replace?	10
What is the timetable for the Local Plan 2043?.....	10
What have we done already?	11
What happens next?	11
2. National and local policy context	13
National planning policy and guidance.....	13
Duty to cooperate	13
Local policy and other local strategies	14
Neighbourhood plans	15
3. Spatial portrait of Lichfield District	16
Geography.....	16
Population.....	16
Housing	16
Health and inequalities	16
Transport.....	16
Education	17
Economy and employment	17
Tourism.....	17
Retail and centres.....	17
Climate and energy	17
Historic environment	18
Landscape and ecology	18
4. Identifying the scope of the Local Plan 2043 and the key issues.....	20
Determining the plan period to 2043	20
Review of adopted policies	20

Vision for the Local Plan 2043.....	21
Key issues and objectives.....	21
5. Confident communities.....	25
Objective 1: Meeting our housing needs.....	25
Setting the housing requirement.....	25
Locating new housing.....	26
What are the possible spatial options for housing?.....	27
Objective 2: Delivery of affordable homes and meeting specialist housing needs.....	38
Affordable homes.....	38
Homes for specialist needs.....	39
Custom and self-build homes.....	39
Gypsy and traveller accommodation.....	40
Objective 3: Delivery of appropriate infrastructure.....	41
Objective 4: Protecting our historic environment and assets.....	42
Objective 5: Improving the design of new development.....	44
6. Prosperous communities.....	45
Objective 6: Meeting our employment needs.....	45
Setting the employment land requirement.....	45
Locating new employment development.....	45
What are the possible spatial options for new employment?.....	46
Objective 7: Enhancing the vitality of our centres.....	51
Our town and city centres.....	51
Local shops and services.....	52
Objective 8: Providing diverse employment opportunities and reducing the number of people commuting outside of our district for work.....	52
Objective 9: Addressing pockets of deprivation.....	54
Objective 10: Enhancing the tourist economy.....	54
7. Active communities.....	55
Objective 11: Encouraging healthy and active lifestyles.....	55
8. Green communities.....	58
Objective 12: Tackling the causes and adapt to the effects of climate change.....	58
Achieving carbon reduction from new development.....	58
Mitigating the impacts of flooding.....	59
Delivering low carbon and renewable energy infrastructure.....	59
Objective 13: Protecting and promoting our natural environment.....	60
Biodiversity.....	60
Protected environmental sites.....	60

Green infrastructure	61
Open countryside.....	62
Trees, woodlands & hedgerows	62
Landscape character	62
9. Evidence for the Local Plan 2043	64
Appendix A: Review of existing policies	65
Appendix B: Review of our evidence base	74
Appendix C: Schedule of consultation questions.....	78
Glossary.....	80

How to respond to the consultation

We are consulting on the Lichfield District Local Plan 2043: Issues and Options from **30 October to 11 December 2024** under Regulation 18 of the [Town and Country Planning \(Local Planning\) Regulations 2012](#).

Have your say

The Local Plan: Issues and Options document, along with all supporting consultation material can be viewed by visiting our website at: <https://www.lichfielddc.gov.uk/localplan2043>

On the website you will find this document, a summary which provides all the key information within this document and a range of other supporting information including evidence documents and information on how to respond.

We would encourage you to respond to this consultation online using our [consultation portal](#) which is designed to make it quick and easy for you to provide your views to the questions within this document. You can also create an account which will allow you to set how you wish to be notified about the local plan in the future.



Paper copies of this document, the summary, and information on how to respond are available at the following locations:

- Lichfield District Council, Frog Lane, Lichfield, WS13 6YU
- Burntwood Leisure Centre, High Street, Burntwood, WS8 3XH

Any completed paper response forms can be given to council officers at the drop-in sessions (see below) or handed in or posted to the council at: Policy & Strategy, Lichfield District Council, District Council House, Frog Lane, Lichfield, WS13 6YU.

This Issues and Options document will suggest what we consider are the key issues that our new local plan needs to address and sets out various options that could be used to do this. We would like to hear your views on these matters and have posed questions throughout the document to help focus the discussion. You are welcome to comment on every question, or alternatively, just answer those which you are specifically interested in. A full list of the questions is included at [Appendix C](#).

Questions will be numbered and indicated by text set out within a question box.

For those not wishing to complete the questions within this consultation document we have also prepared a [summary of the issues and options](#) document and a [short survey](#) consisting of five questions which you can also answer to give your views.

Drop-in sessions and resident engagement

An extensive consultation, communications and engagement programme for this Issues and Options document will take place throughout November and December. You will be able to:

- View and comment upon this consultation document online on the [council's website](#) and [consultation portal](#). The document will be made in alternative formats on request.
- Hard copies of the consultation document will be available to view at District Council House, Frog Lane, Lichfield and Burntwood Leisure Centre, High Street, Chasetown, Burntwood.
- Attend one of the following drop-in events and view the document and speak with council officers:
 - 5, 7, 26, 28 November 2024: 4pm to 6:30pm - District Council House, Frog Lane, Lichfield.
 - 7 November 2024: 4pm to 6:30m - District Council House, Frog Lane, Lichfield.
- In addition to the drop-in events council officers will be attending a wide range of events and locations across the district throughout the consultation period to engage with residents. This includes visiting high footfall areas including gyms, leisure centres and shops to engage with residents and a programme of engagement with our schools to encourage pupils to engage in the consultation and make them aware of the local plan.

If you need any help understanding the documents, completing the response form or would like to discuss the Local Plan 2043 with planning officers and are unable to attend one of the drop-in sessions, you can contact the Policy and Strategy Team:

Email: developmentplans@lichfielddc.gov.uk

Telephone: 01543 308000

What is the deadline for your views?

The consultation will end at **11:59pm on 11 December 2024**. Please provide your response to us by this date for it to be considered.

How will your comments be used?

We will use all responses received during the consultation to inform the next stage of the local plan, which is known as the publication stage. Please note that all responses received will be made publicly available along with the name of the person making the comment. For more information, please see our [privacy notice](#).

1. Introduction

What is a local plan?

- 1.1 A local plan is a statutory planning document, otherwise known as a development plan document (DPD), prepared by a local planning authority (LPA). The local plan is a strategic document which provides the strategy and framework for the future planning of the district. This will include setting out where new development will take place to address identified needs, the community facilities and infrastructure required as well as safeguarding important environments. The local plan also includes planning policies which help the council to determine planning applications.
- 1.2 The current local plan for Lichfield district covers the plan period from 2008 to 2029 and will continue to be used to inform planning decisions until it is replaced by a new one. It comprises two documents:
- [The Local Plan Strategy](#) (adopted February 2015).
 - [The Local Plan Allocations](#) (adopted July 2019).
- 1.3 In addition to this there are thirteen ‘made’ neighbourhood plans within the district. These are community-led plans and once made form part of the adopted development plan for their areas alongside the local plan.

What is the purpose of this Issues and Options consultation?

- 1.4 Regulation 18 of the [Town and Country Planning \(Local Planning\) Regulations 2012](#) requires local planning authorities to undertake a public consultation to test the key issues and the proposed scope of a local plan and potential options which could be taken to address these matters.
- 1.5 This stage of the local plan provides an opportunity at an early stage for communities, businesses, landowners, developers, partners and stakeholders to have a say and help shape the plan.
- 1.6 The district is facing several key challenges, opportunities and critical planning matters; this document sets out what we think they are, and how they could be addressed in a new local plan. [Section 3](#) contains a spatial portrait, which builds a picture of the district and helps to identify some of the key issues the district may face in the period up to 2043. [Section 4](#) identifies the scope of the plan and the key issues. Subsequent sections then consider these matters and suggests the potential ways in which they can be addressed through the new plan.
- 1.7 This consultation invites your views on how these issues should be addressed by proposing a series of questions throughout the document. Your views will be considered and used to help inform the plan moving forward.

What is the Lichfield District Local Plan 2043 and why do we need it?

- 1.8 The government requires all local planning authorities to produce a local plan, which sets out the vision for their area and identifies where and how development should take place.
- 1.9 We are required by the government to review our local plan every five years. The current [Local Plan Strategy](#) was adopted in 2015 and the [Local Plan Allocations](#) document in 2019. Since the adoption of the current plan there have been changes to national planning policy

and changes locally. It is therefore important that our new local plan reflects current national planning policy and guidance, reflects our local priorities, and meets our future needs.

- 1.10 The new plan, to be known as the Local Plan 2043, will set out how development will be planned and delivered across the district up to 2043, outlining a strategy for guiding the location, scale and type of future development as well as protecting the quality of Lichfield district's unique historic, natural, and built environment. In summary, creating a new local plan will:
- Reflect changes to national planning policy and guidance.
 - Reflect the new issues that have arisen since the adoption of the current local plan.
 - Set out where development will take place in the district to meet our needs over the period to 2043.
 - Demonstrate sustainable development that helps combat climate change and carbon reduction.
 - Ensure that appropriate infrastructure, such as roads, public transport, new schools, new healthcare facilities, upgraded utilities and broadband, waste and sewage disposal, are provided at the right time.
 - Include development management policies that will be used in the determination of planning applications.

What will the Local Plan 2043 replace?

- 1.11 Once adopted the Local Plan 2043 will replace:
- The [Local Plan Strategy](#).
 - The [Local Plan Allocations](#).
 - The [Local Plan Policies Map](#).
- 1.12 Between 2018 and 2023, the council undertook work on a new local plan, known as the Local Plan 2040 to replace the adopted Local Plan Strategy and Allocations documents. In October 2023 we took the decision to cease work on this and withdraw it from the examination in public to commence work on this new local plan. This Issues and Options consultation document represents the first formal stage of consultation on that new plan.

What is the timetable for the Local Plan 2043?

- 1.13 Local planning authorities are required to set out and publish the anticipated timetable for the preparation of its development plan documents in a document known as the [Local Development Scheme](#).
- 1.14 Following the decision to start work on a new local plan in 2023, the council published an updated [Local Development Scheme](#) (LDS) in March 2024 to set out the timetable for the new local plan, now known as the Local Plan 2043.
- 1.15 The timetable set out within the LDS is as follows:
- Evidence base gathering – commenced January 2024 and is ongoing throughout the preparation of the Local Plan 2043.
 - Call for sites – January 2024 to March 2024.

- Local Plan 2043: Issues and Options consultation (Regulation 18 consultation). **This document is this stage of the plan’s process.**
 - Local Plan 2043 publication consultation – to commence October/November 2025.
 - Submission for examination – March/April 2026.
 - Examination – July/August 2026.
 - Adoption – January 2027.
- 1.16 To progress the Local Plan 2043 as quickly as possible, it is important to build on the work that took place to develop the withdrawn Local Plan 2040 by making use of the extensive evidence base which informed the plan, where still this is relevant.
- 1.17 The timetable that is set out within the LDS is continually monitored and will be updated should this become necessary. The timetable set out is based upon the current plan-making approach. However, it is important to recognise that the [Levelling-Up and Regeneration Act](#) (2023) introduced primary legislation to reform the plan making process in England. Additionally, following the UK General Election in July 2024, the Government have made clear their intention to reform the planning system, including undertaking [consultation on a revised National Planning Policy Framework](#) in the summer of 2024. Such reforms, once brought into force may have implications for this timetable.

What have we done already?

- 1.18 The council undertook a [call for sites](#) in early 2024 as the first stage in the preparation of the Local Plan 2043. This allowed landowners, developers, agents, site promoters and other interested parties to submit sites which they think have the potential for development for consideration through the local plan process. In total, 140 sites (30 of which had not previously been promoted) for various uses were submitted and have been detailed within the [Call for Sites Schedule](#). Most of the sites submitted were suggested for possible residential development, although a small number were submitted for other uses such as employment and commercial uses.
- 1.19 The information received through the call for sites process will be used alongside other evidence to be collected to inform the Local Plan 2043. Several evidence base documents have been prepared or updated including our [Housing](#) and [Employment Land Availability Assessments](#), [Settlement Sustainability Study](#), [Open Space Assessment](#) and [Sustainability Appraisal Scoping Report](#). Further evidence continues to be progressed. [Section 9](#) of this document details the existing evidence base and the evidence that we will be collecting to inform this plan.

What happens next?

- 1.20 This Issues and Options document is the first stage in the process of preparing a new local plan for Lichfield district. Your feedback will be collected and analysed and be used to inform the next stages of the plan-making process alongside a range of technical and supporting information.
- 1.21 All the responses received will be published publicly and will be used to inform the local plan as it progresses.
- 1.22 We will continue to collect a wide range of evidence that will help inform the preparation of the new local plan. Evidence will be published alongside existing evidence documents on our

[local plan evidence base](#) website. [Section 9](#) of this document sets out the evidence which has been collected already and which we consider will be required.

- 1.23 As part of the local plan process, the council is required to undertake a [Sustainability Appraisal](#) and a [Habitats Regulations Assessment](#). These will be undertaken iteratively to ensure that the local plan will not result in any adverse environmental, social, or economic impacts or adverse effects to European or internationally protected biodiversity sites, respectively. A [Sustainability Appraisal](#) report and [Habitat Regulations Assessment](#) report have been published alongside this consultation document.
- 1.24 Over the coming months we will prepare the local plan, utilising the information gathered through this consultation and the technical evidence collected. Following this, we will publish and consult upon a draft local plan; this is known as the publication consultation, where we will invite all stakeholders to make comments on the plan.
- 1.25 Following the publication consultation, the plan, along with the technical evidence and all the comments made, will be submitted to the Planning Inspectorate for examination.

2. National and local policy context

- 2.1 Local plans must be prepared in accordance with relevant planning legislation, national planning policy and guidance. The Local Plan 2043 will be prepared in the context of national and local policy context.
- 2.2 This section will provide an overview and summary of the key national and local plans, policies, strategies, and other documents which will inform, and interface with the Local Plan 2043. However, this section is not exhaustive.

National planning policy and guidance

- 2.3 National planning policy is set out within the [National Planning Policy Framework](#) (NPPF), which was revised most recently in December 2023. The local plan will be progressed in line with the relevant version of the NPPF to ensure that it is consistent with national policy. The NPPF is supplemented by [Planning Practice Guidance](#) (PPG), which is an online resource providing further detail in respect of the application of national policy.
- 2.4 The current NPPF sets out the government’s planning policies for England and how these are expected to be applied. The NPPF is clear that the planning system in England should be ‘genuinely plan-led’ and provide a framework within which locally prepared plans can provide for sufficient housing and other development in a sustainable way.
- 2.5 The NPPF states that preparing and maintaining up-to-date local plans should be seen as a priority and requires authorities to produce policies to address the strategic priorities for the area. Plans should be reviewed every five years to ensure they remain up to date.
- 2.6 Planning law requires that applications for planning permissions are determined in accordance with the development plan unless material considerations indicate otherwise. The NPPF must be considered when preparing the development plan and is a material consideration in planning decisions.
- 2.7 Following the UK general election on 4 July 2024, the new government published its [proposed revised NPPF](#) for consultation between 30 July 2024 and 24 September 2024. The consultation proposed to make the ‘standard method’ for calculating an area’s local housing need (LHN) mandatory and change the way the calculation is done. The proposed changes would see a significant increase in housing requirements across many authorities in England, including Lichfield district.
- 2.8 The consultation also proposes to strengthen the expectation that applications on brownfield land will be approved and will also look to introduce a new concept of ‘Grey Belt’ land which is land that has been previously developed (brownfield land) or land which makes a limited contribution to the aims of the Green Belt. We [responded to the consultation](#) setting out our views on the proposals, in particular our concerns regarding the increases to our housing requirement and proposals to change national policy in respect of the Green Belt.
- 2.9 The [Levelling-up and Regeneration Act](#) (LURA) introduced several proposals to reform the planning system in England. In respect of plan-making this included the primary legislation to reform the way in which councils prepare local plans and implement a new planning making system in 2026.

Duty to cooperate

- 2.10 The duty to cooperate was introduced by the [Localism Act 2011](#) and places a legal duty on authorities to engage constructively, actively and on an ongoing basis with neighbouring

authorities and other key bodies (such as Natural England, Historic England, Environment Agency) on strategic planning matters.

- 2.11 The Levelling-up and Regeneration Act includes the primary legislation to remove the duty to cooperate and replace it with a new approach. However, at present the duty remains and this plan will be progressed as such. It is important that planning recognises that issues do not simply stop at an authority's boundary and therefore authorities need to work together on addressing those strategic matters.
- 2.12 The council is committed to continuing to work with our partners, through the duty to cooperate and any subsequent approach.

Local policy and other local strategies

- 2.13 The [Lichfield District 2050 Strategy](#) was published in May 2024 and sets out a collective commitment to make Lichfield district the most confident, prosperous, active, and green part of the country by 2050. Lichfield District 2050 has four key priorities:
- **Confident communities** – we will be the place where people across the UK aspire to live.
 - **Prosperous communities** – we will enable Lichfield, Burntwood and our villages to flourish.
 - **Active communities** – we will make Lichfield district the most active in the UK.
 - **Green communities** – we will create the greenest district in the country.
- 2.14 The strategy sets out the need for hard work and investment, and the need to work together with the County Council, our town, city and parish councils, our partners and network of organisations and our residents.
- 2.15 In addition to the 2050 Strategy, the council has several [housing strategies and policies](#) which will also be considered throughout the development of the local plan, for example the [Housing and Homelessness Strategy](#).
- 2.16 Alongside the plans and strategies prepared by Lichfield District Council, strategies published by our partners such as Staffordshire County Council, the National Health Service, Environment Agency, Natural England and Historic England will be considered throughout the preparation of the local plan.
- 2.17 Staffordshire County Council (SCC) are responsible for the production of the minerals and waste local plans for the county. The [Minerals Local Plan for Staffordshire \(2015-2030\)](#) was adopted in February 2017 and provides a clear vision on how SCC intend to achieve sustainable economic development of minerals in Staffordshire. The [Staffordshire and Stoke-on-Trent Joint Waste Local Plan \(2010-2026\)](#) was adopted in March 2013 and will guide the way waste management facilities are managed up to 2026.
- 2.18 SCC are currently working on a new Local Transport Plan (LTP), however the current adopted LTP is the [Staffordshire Local Transport Plan 2011](#), which is also complemented by [Staffordshire's Bus Service Improvement Plan 2021](#) and [Staffordshire's Local Cycling and Walking Infrastructure Plan 2021](#). The [Lichfield District Integrated Transport Strategy 2015-2019](#) was published in November 2015 and reflects on the transport challenges and opportunities within the district.
- 2.19 The [Staffordshire and Stoke-on-Trent Integrated Care Partnership Strategy](#) addresses the broad health and social care needs of the local population, focusing on long-term ways to

improve the overall health of the area. The strategy seeks to tackle the causes of ill health such as employment, environment, and housing issues.

Neighbourhood plans

2.20 Communities within Lichfield district can prepare their own [neighbourhood plans](#) which can set planning policies for their areas and once 'made' (also known as adopted) become part of the development plan for their area. There are thirteen 'made' neighbourhood plans within Lichfield district with several other communities currently progressing plans. The thirteen 'made' plans which form part of the development plan are:

- [Alrewas Neighbourhood Plan](#).
- [Armitage with Handsacre Neighbourhood Plan](#).
- [Burntwood Neighbourhood Plan](#).
- [Elford Neighbourhood Plan](#).
- [Fradley Neighbourhood Plan](#).
- [Hammerwich Neighbourhood Plan](#).
- [Lichfield city Neighbourhood Plan](#).
- [Little Aston Neighbourhood Plan](#).
- [Longdon Neighbourhood Plan](#).
- [Shenstone Neighbourhood Plan](#).
- [Stonnall Neighbourhood Plan](#).
- [Whittington and Fisherwick Neighbourhood Plan](#).
- [Wigginton, Hopwas and Comberford Neighbourhood Plan](#).

2.21 Neighbourhood plans must be in conformity with national and local planning policy and must be independently examined and then voted upon in a local referendum before they can be 'made' by the local planning authority. Once this takes place the neighbourhood plan policies are used alongside national and local planning policy when the council determines planning applications.

2.22 Those neighbourhood plans which have been 'made' within the district have all been prepared to be in general conformity with the adopted Local Plan Strategy and Allocations documents. In some instances, communities are undertaking reviews of their plans or are progressing a plan for the first time. Whilst it will not be a requirement for those plans to be in accordance with this emerging local plan at this stage, it will be important that the district council continue to engage with parishes as this plan progresses to ensure that where necessary plans are reviewed or updated.

3. Spatial portrait of Lichfield District

- 3.1 To help us plan for the future of the district, we need a clear understanding of the characteristics of the district today, and the issues and opportunities these present. This brief spatial portrait provides a look at the district in the past and present to provide a snapshot of its key spatial characteristics. It identifies some of the potential issues that the Local Plan 2043 may seek to address. This section is a brief snapshot of the district, a full version of the [spatial portrait](#) has been prepared alongside this Issues and Options document and is available on our website if you would like to see a more detailed insight.

Geography

- 3.2 Lichfield district is in south-east Staffordshire and to the northeast of the West Midlands conurbation. It covers an area of 33,130 hectares of mostly rural landscape and has two main settlements Lichfield city and Burntwood, as well as many villages set within a varied and attractive rural area.

Population

- 3.3 Lichfield district is home to 106,436 residents with Burntwood and Lichfield city being the most populated areas, with 27,900 and 32,600 residents, respectively. Census data illustrates that between 2011 and 2021, the district's population grew by 5.7%, with a notable 57.2% increase in those aged 75 to 84. The overall population is projected to increase by a further 8.17% by 2043, with those over 65 expected to make up 27.63% of residents, while the working-age population (16-64) is expected to decrease from 59.3% to 57%.

Housing

- 3.4 In 2024, the average house price in the district was £328,036, £60,000 higher than the West Midlands average. The district has an imbalance of housing types with high concentrations of larger, detached homes, particularly in the rural areas and a lack of smaller two- and three-bedroom homes. Historically there has been a need for smaller properties particularly for first time buyers and those looking to downsize.

Health and inequalities

- 3.5 Lichfield district is relatively prosperous, ranking low for overall deprivation. However, pockets of deprivation do exist, for example Chadsmead ward is among the 20% of most deprived areas nationally. While the district ranks in the top 31% for life expectancy, some areas have significantly lower averages. Health concerns include 62.5% of adults and 20.3% of Year 6 children being overweight or obese, with only 64.3% of adults being physically active, which is below the national average. Improving access to physical activity is essential for enhancing health and well-being.
- 3.6 Lichfield district is a safe place to live and in 2023/24, the average crime rate for headline offences was 54 crimes per 1,000 population which is lower than the average for Staffordshire at 75.3 per 1,000 population¹.

Transport

- 3.7 Access to transport infrastructure differs greatly across the district. Lichfield city is well connected by road and rail as well as having access to national cycle and walking routes.

¹ ONS – [Recorded crime figures for Community Safety Partnership Areas](#), 2023-24

However, Burntwood does not have direct access to the rail network, despite its relatively large population. Similarly, many of our rural settlements have poor or no public transport provision. According to the 2021 census, 58% of Lichfield district residents commute to work by car or van, which is higher than the national average.

Education

3.8 There are 55 schools in the district, comprising 41 state primary schools, 5 state secondary schools, 8 special schools and 1 private through school. Staffordshire University and South Staffordshire College also offer a range of courses from their shared campus in Lichfield city centre. There are primary schools located in all the district's settlements except for Upper Longdon, Harlaston, Hammerwich and Hamstall Ridware. There are several schools in the district which are consistently oversubscribed, particularly in Lichfield city.

Economy and employment

3.9 Lichfield district has significantly fewer residents out of work and claiming benefits than the national average. Approximately 2.4% of the economically active population is unemployed, which is less than the West Midlands (3.9%) and England (3.5%). The Census details that our largest employment sectors are wholesale and retail (16.4%) followed by health and social work (12.6%) and construction (10.4%)². Most of the district's residents are employed in the professional, scientific or technical industrial sector and travel beyond the district to access higher salaried jobs elsewhere. Weekly earnings for residents were significantly higher than weekly earnings of people working in the district.

Tourism

3.10 Tourism is a significant part of the local economy, with Lichfield city being a particular focal point, particularly due to its historic assets. There are several important attractions within the district, including Lichfield Cathedral, Chasewater Country Park, Drayton Manor Resort and the National Memorial Arboretum.

Retail and centres

3.11 Lichfield city centre is home to a range of services and facilities which serve the district and its surrounding rural areas. Both Lichfield city and Burntwood have been impacted by the recession, the growth of internet shopping and the recent COVID-19 pandemic.

3.12 The council is currently progressing several regeneration initiatives in these town centres, which will create jobs, revitalise the public realm and provide sustainable residential development, including a new cinema in the regeneration of the Birmingham Road site in Lichfield city centre and the development of a Burntwood Masterplan to deliver an improved town centre, health facilities and better transport links.

Climate and energy

3.13 Lichfield District Council declared a climate and nature recovery emergency in 2019 and aims to achieve council net zero carbon emissions by 2035, with the district becoming carbon neutral by 2050. Significant progress has been made, with carbon emissions decreasing in most of the council's assets. However, air quality remains a concern, with two Air Quality

² [ONS – Census 2021](#)

Management Areas identified at Muckley Corner on the A5 and along the A38 between Wall Island and Alrewas.

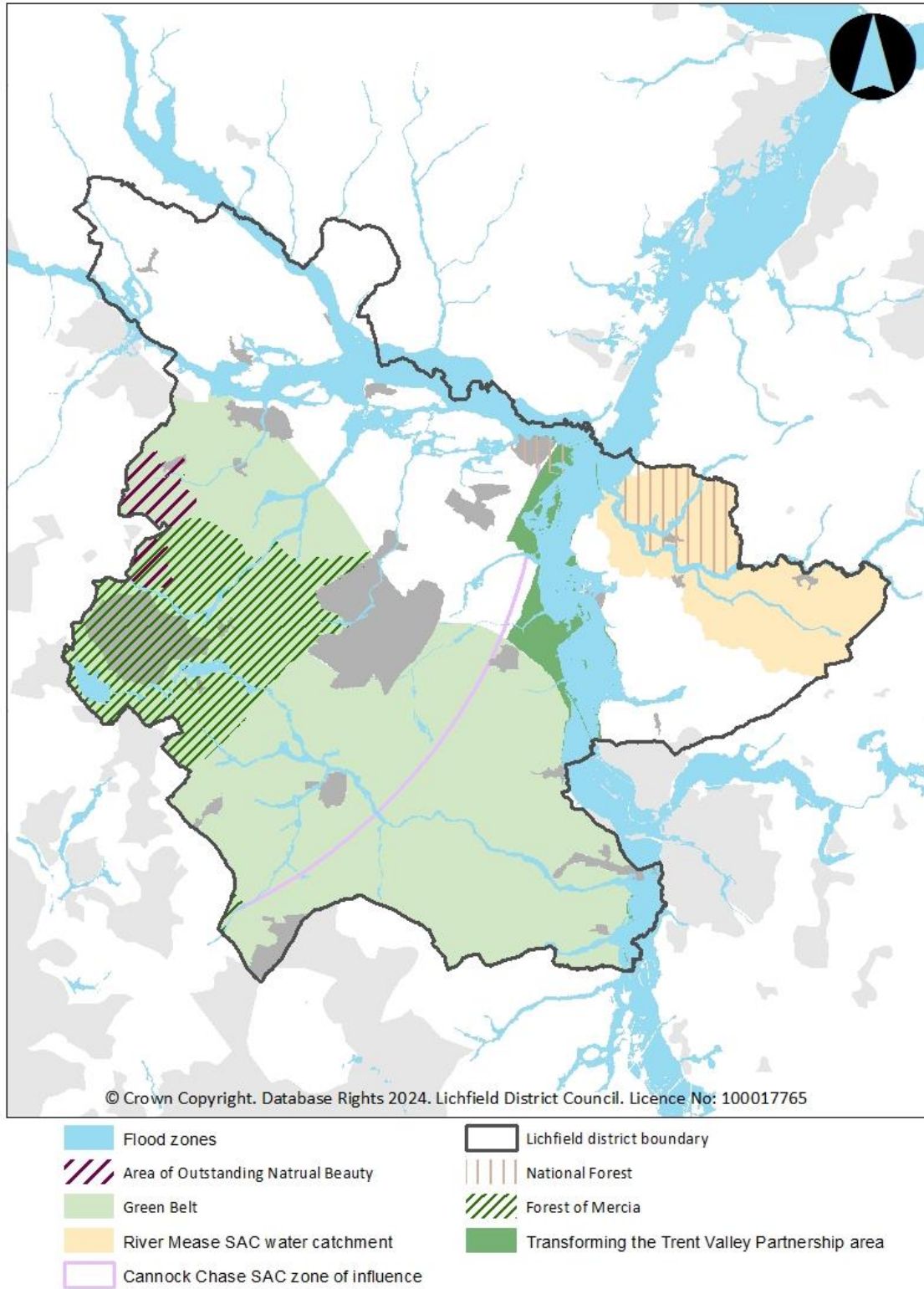
Historic environment

- 3.14 The district has over 766 listed buildings, twelve of which are grade I listed and a further sixty-three are grade II*. There are other heritage assets including scheduled monuments, the former Roman settlement at Wall and the National Memorial Arboretum. The Anglo-Saxon Staffordshire Hoard was discovered in Hammerwich in 2009. There are twenty-two designated conservation areas across the district.

Landscape and ecology

- 3.15 Lichfield district's landscape reflects its rich history, shaped by human activity since the Bronze Age, with many sites recorded in the Domesday Book. The landscape continues to evolve, influenced by mineral extraction along the River Trent and River Tame, which also contribute to significant floodplains. Restoration of former mineral sites has created opportunities for recreation and conservation, such as the Transforming the Trent Valley Partnership, National Forest and the National Memorial Arboretum. The River Mease and Cannock Chase are protected as Special Areas of Conservation, with the latter also designated as an Area of Outstanding Natural Beauty. The district includes diverse wildlife habitats, ancient woodlands and approximately half lying within the West Midlands Green Belt.

Figure 1: Lichfield district environment and key designations



4. Identifying the scope of the Local Plan 2043 and the key issues

Determining the plan period to 2043

- 4.1 The adopted [Local Plan Strategy](#) and [Allocations](#) documents cover a twenty-one-year period between 2008 and 2029. The first part of the plan was adopted in 2015, following an unsuccessful legal challenge which delayed adoption, seven years into the plan period. This resulted in approximately fourteen years of the plan period remaining upon adoption.
- 4.2 The [National Planning Policy Framework](#) sets out that local plans should be drawn up to cover an appropriate time scale and look forward at least fifteen years from the anticipated date of the plans adoption.
- 4.3 The [Local Development Scheme](#) estimates that the plan will be adopted in 2027, which would mean that upon adoption, approximately sixteen years of the proposed plan period would remain. We also propose that our new local plan period starts from 2022 which will mean there is a good level of data to base the plan upon. This means that our plan will cover a period of twenty-one-years, which is considered an appropriate plan period, ensuring that the requirements of national policy are met with some flexibility.

Question 1: Do you agree that the new local plan should cover the period of 2022 to 2043?

Review of adopted policies

- 4.4 We have undertaken a review of the policies in the current local plan to identify those that are fit for purpose and those that need to be updated, replaced or deleted. The current local plan contains three sets of policies:
- Core policies – these are the strategic policies guiding development, for example those which set the spatial strategy.
 - Development management policies – these are to provide greater detail to help us determine planning applications.
 - Place policies - which relate to specific sites and settlements.
- 4.5 The review has concluded that most of the policies within the existing plan will need to be amended or replaced. Some will only need to be amended slightly, whilst others may need replacing fully. There are also a small number, primarily those relating to development and allocations which have been completed and will not need to be replaced.
- 4.6 The full review and assessment of these policies is set out at [Appendix A](#).

Question 2: Do you agree that we need to review our existing local plan policies as set out at Appendix A?

- 4.7 In addition to these policies, the Local Plan 2043 may also need to incorporate new policies to reflect any legislative changes or as result of updated evidence.
- 4.8 [The Levelling-Up and Regeneration Act](#) introduced the primary legislation for the introduction of National Development Management Policies. It is anticipated that such policies would likely be introduced alongside wider reforms to the plan-making process set out within the LURA. However, should such policies be produced, it may reduce the scope of local development management policies which will be included within the local plan.

Vision for the Local Plan 2043

- 4.9 In accordance with national policy, the Local Plan 2043 will need to set out a vision for the development of the district across the plan period which will provide the framework and shape the policies within the plan.
- 4.10 In May 2024, Lichfield District Council adopted a new strategic plan, [Lichfield District 2050](#), which sets out overarching vision for the district and the organisation to 2050. It applies to all functions of the council and, as such, will be used to inform the overall vision and objectives of this local plan.
- 4.11 Lichfield District 2050 has four key priorities:
- **Confident communities** – we will be the place where people across the UK aspire to live.
 - **Prosperous communities** – we will enable Lichfield, Burntwood and our villages to flourish.
 - **Active communities** – we will make Lichfield district the most active in the UK.
 - **Green communities** – we will create the greenest district in the country.
- 4.12 The Local Plan 2043 will support the delivery of these four key priorities by setting out strategic planning policies and allocating land, which will support the growth of the district to 2043 and beyond. Therefore, it is proposed that the vision for the Local Plan 2043 is consistent with and will help to deliver the priorities of Lichfield District 2050.

Question 3: Do you agree with the proposed approach for the vision for the Local Plan 2043?

- 4.13 The vision will be supported by key objectives which have been informed by the key issues the plan is seeking to address.

Key issues and objectives

- 4.14 The following section sets out, based on our work to date, what we consider to be the key issues which affect Lichfield district and should be addressed by the Local Plan 2043. These have been informed by the council's [Lichfield District 2050 Strategy](#), the national and local context, the spatial portrait, the [Sustainability Appraisal Scoping Report](#) and by reviewing the key issues set out in the current local plan.
- 4.15 The key issues are as follows; they are not listed in order of priority:
- Identifying sufficient sites to meet our local housing needs and consideration of wider unmet needs.
 - Significant housing development has taken place within and around our city and some of our existing towns and villages.
 - There is a lack of affordable homes to meet the needs of our residents.
 - Our growing and changing population, including an increase in the number of older persons.
 - Regeneration opportunities exist including in Burntwood town centre and Lichfield city centre and across other settlements.
 - There is a perception that infrastructure delivery has not kept up with new development.

- We need to protect our heritage and historic assets.
- There is a perception that the quality and design of recent new development has been poor.
- Identifying sufficient sites to meet our employment needs.
- Significant numbers of residents commute outside of the district for higher salaried job opportunities than exist within it.
- Significant reliance on the car as a method of transport and a lack of sustainable transport options.
- Pockets of deprivation exist within the district.
- Lack of overnight and longer stays within the district for tourists.
- Health inequalities and high levels of obesity in parts of the district.
- Tackling and adapting to the impacts of climate change.
- Protecting of our natural environment, including sites of international, national and local significance.

4.16 We propose that to deliver the overarching vision we will set a series of objectives, which seek to address the identified key issues and will form the basis of our new local plan.

4.17 The following are the objectives we consider that the Local Plan 2043 should use to address the issues identified. They have been grouped within the four key priority areas of the Lichfield District 2050 Strategy to show the direct connection between this and the new local plan. The objectives are not presented in order of priority.

Table 1: Objectives

Confident communities
<p>Objective 1: Meeting our housing needs Meeting the districts housing requirements to 2043 and assisting in meeting unmet needs from within the housing market area where possible. Whilst easing pressure on our city, our existing towns and villages by building new homes in the right places, including the consideration of a new settlement.</p> <p>Objective 2: Delivery of affordable homes and meeting specialist housing needs To deliver affordable homes and specialist housing to meet the needs of the changing demographic of our district, including accommodation designed for older persons and people with specialist accommodation needs, people wishing to build their own homes and the needs of the gypsy and traveller communities.</p> <p>Objective 3: Delivery of appropriate infrastructure Ensure delivery of appropriate infrastructure, important to our communities, is in place to support planned growth at the appropriate time during development.</p> <p>Objective 4: Protecting our historic environment and assets Ensure that the district’s varied and diverse historic environment is protected and enhanced and is not harmed by new development.</p> <p>Objective 5: Improving the design of new development</p>

Improve the design of new development including the implementation of a design code for the district.

Prosperous communities

Objective 6: Meeting our employment needs

Meeting the employment requirements to 2043 and assisting in meeting unmet needs from within the functional economic area where possible.

Objective 7: Enhancing the vitality of our centres

Enhancing our city, town and local centres so that they are vibrant places, which serve the needs of our communities through regeneration and investment including the regeneration of Burntwood town and Lichfield city centres.

Objective 8: Providing diverse employment opportunities and reducing the number of people commuting outside of the district for work

Making the district a more attractive and desirable place for business and enterprise to locate and invest and facilitating a wider range of employment opportunities within the district. Diverse employment opportunities will reduce the number of people commuting outside of the district for work.

Providing a wider choice of transport means to bring more sustainable patterns of transport.

Objective 9: Addressing pockets of deprivation

By increasing skills levels and providing residents with access to a wider range of employment opportunities.

Objective 10: Enhancing the tourist economy

Supporting and improving the tourist economy within the district including encouraging more overnight and longer stays.

Active communities

Objective 11: Encouraging healthy and active lifestyles

Promoting active and healthy lifestyles for people living and working within our district to reduce levels of obesity and health inequality, including the delivery of new leisure facilities.

Green communities

Objective 12: Tackling the causes and adapt to the effects of climate change

Make progress towards becoming a carbon neutral district and address the climate emergency.

Objective 13: Protecting and promoting our natural environment

Protect and enhance the district's varied natural environment.

Question 4: Do you agree with the key issues and objectives we have identified?

- 4.18 The following sections of this Issues and Options document are themed upon the four key priorities of Lichfield District 2050 and sets out the key objectives for the Local Plan 2043 within each.

- 4.19 These sections will outline the key issue, provide explanation as to what we know about the issue at present and then several options which the Local Plan 2043 could potentially use to help address the issue. Each issue will then be followed by a question where we want to hear your views on the issue and how you think we best address it.

5. Confident communities

5.1 The Confident Communities section of the Local Plan 2043 will seek to address the following key objectives:

- **Objective 1: Meeting our housing needs**
- **Objective 2: Delivery of affordable homes and meeting specialist housing needs**
- **Objective 3: Delivery of appropriate infrastructure**
- **Objective 4: Protecting our historic environment and assets**
- **Objective 5: Improving the design of new development**

Objective 1: Meeting our housing needs

5.2 The delivery and location of new homes is a key element of any local plan and can often be contentious. The Local Plan 2043 will need to include policies that plan for and provide the right number of new homes to meet our needs across the plan period in the right places.

Setting the housing requirement

5.3 National Planning Policy requires authorities to identify sufficient land to meet its identified housing needs across the plan period. Authorities are required to use the ‘standard method’ set out within national policy and guidance to calculate its Local Housing Need (LHN) that will need to be planned for. This method uses the expected change in the number of households over time and adjusts this based on how affordable homes are in the district. The current LHN for Lichfield district is 289 dwellings a year. This would mean a total of 6,069 dwellings between 2022 and 2043. LHN is calculated on an annual basis, and therefore will change over time as this plan progresses.

5.4 Following the General Election in 2024, the government published a [consultation on changes to the National Planning Policy Framework](#) which includes changes to the Standard Method of calculating LHN. The consultation proposes that the standard method becomes the mandatory approach used by authorities to calculate the number of homes it needs. The standard method proposed by the consultation would result in an annual LHN of 753 dwellings a year, meaning a total of 15,813 and an increase of approximately 160% above the current LHN. Our [response to the consultation](#) set out our significant concerns with the proposed changes to the standard method and the implications this would have for the district.

5.5 We are currently carrying out a Housing and Economic Development Needs Assessment (HEDNA) which will provide greater detail on the housing needs of the district, including the types, tenures and sizes of homes needed. However, due to the consultation on the new NPPF work on this has been paused.

5.6 In addition to our own need, national policy requires the council through the duty to cooperate to assist other planning authorities, where it is reasonable to do so, within the same housing market area in meeting their needs should it be demonstrated they are unable to do so. Lichfield district is located within the Greater Birmingham and Black Country Housing Market Area (GBBCHMA or housing market area hereafter³). Several authorities in

³ The housing market area consists of the following authorities Birmingham City Council, Bromsgrove District Council, Cannock Chase District Council, Dudley Metropolitan Borough Council, Lichfield District Council, North Warwickshire Borough Council, Sandwell Metropolitan Borough Council, Redditch Borough Council, Solihull metropolitan Borough Council, South Staffordshire District Council, part of Stratford-on-Avon District Council, Walsall Council and Wolverhampton City Council.

the housing market area have identified, or are in the process of identifying, housing need which cannot be met within the administrative areas of those authorities.

- 5.7 The housing market area authorities, including Lichfield district, commissioned a joint [Strategic Growth Study](#) in 2018 to assess the level of need across the housing market area and identify a number of strategic options for council’s to consider through their local plans to assist in addressing that need. The authorities have updated a [position statement](#) which demonstrates that progress has been made to address previously identified needs to 2031, however it is likely that further significant unmet housing needs will exist within the housing market area to 2043 and beyond. Several of the housing market area authorities, including ourselves, are preparing an update to the strategic growth study to further consider this key strategic cross boundary matter.
- 5.8 National policy requires plans to be both aspirational yet deliverable and therefore any housing target within the plan should be aspirational yet realistic. Historic rates of housing delivery within the district provide an important basis on what could be consider aspirational yet achievable. The table below sets out the housing delivery which has been achieved each year within the district since 1998. In total 11,729 new homes have been built across a 26-year period at an average of 451 each year. This delivery has taken place across a changing housing market and economy, including periods of growth and recession.

Table 2: Housing delivery in Lichfield district 1998-2024

98/99	99/00	00/01	01/02	02/03	03/04	04/05	05/06	06/07	07/08	08/09	09/10	10/11
206	364	497	534	521	609	638	647	293	581	273	102	316
11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24
201	239	324	226	200	322	552	740	581	548	743	756	716

- 5.9 In this context it will be necessary for the council to consider how we can meet our own need and whether we are able to assist in meeting the unmet housing need that exists within the housing market area. Clearly, should the council’s LHN increase significantly, for example as is proposed within the recent consultation on the NPPF, this will significantly impact upon the council’s ability to assist in meeting wider unmet need.

Question 5: Do you agree that the standard method should be used as the starting point for setting out housing requirement, noting that this could become mandatory and increase significantly under proposed changes to national policy?

Locating new housing

- 5.10 The adopted local plan set out the spatial strategy for the district to deliver a minimum of 10,030 homes between 2008 and 2029. This included focusing development on key settlements including Lichfield, Burntwood, Fradley and several villages. The plan identified several strategic development allocations focused on Lichfield city, Burntwood, Fradley, the east of Rugeley and to the north of Tamworth. These settlements have been the focus of growth through the current local plan, which has seen significant extensions to several of our settlements, in particular Lichfield city and Fradley. In addition to these strategic sites, a range of smaller, non-strategic allocations were made across a range of settlements within the district.
- 5.11 Many of the strategic allocations have either been delivered or are currently under construction. The council is not able to control when development takes place, however

several of the strategic allocations within the current local plan, particularly those around Lichfield city have come forward at the same time, leading to significant development taking place over a short space of time.

- 5.12 Alongside larger scale development, national policy recognises that small and medium sized sites can make an important contribution to the delivery of housing in an area. To do this councils should identify small and medium sites (less than one hectare in size) to accommodate at least 10% of its housing requirement.
- 5.13 [Lichfield District 2050](#) seeks to deliver homes within the right places and ease the pressure on our existing city, towns and villages. The review of our existing policies identifies that the new local plan will need to revisit and review the overall spatial strategy for the district to ensure that homes are located in the right places to 2043.
- 5.14 The [Housing Small Sites and Completions Schedule](#) details that since the start of the proposed plan period in 2022, a total of 1472 dwellings have been completed. In addition to this, there is currently a significant supply of approximately 6600 homes on committed developments, including currently allocated and sites with planning consent which will deliver in the early years of the Local Plan 2043. The [Five Year Housing Land Supply](#) estimates that 2855 of this supply is deliverable within the next five years (by 2029).
- 5.15 National policy encourages authorities to make the best use of land, focusing on the use of previously developed land as a priority. The council's [Brownfield Land Register](#) demonstrates that there is currently a limited supply of previously developed sites within the district. For those that do exist, a majority have either been allocated through the current local plan or have planning consent. The council is committed to making the best use of previously developed land when such opportunities arise, however the evidence indicates that the district's housing need will not be able to be met on previously developed sites alone.
- 5.16 Through the current local plan, we sought to deliver as many homes within the existing urban areas of our settlement as possible, including consideration of increased densities where possible, and the identification of sites within the existing built-up areas. The current local plan, supported by a detailed [Urban Capacity Assessment](#), acknowledged that moving forward there was not likely to be sufficient sites within existing settlements to meet housing needs.
- 5.17 Whilst there is currently some uncertainty in respect of the total amount of homes, the Local Plan 2043 will need to plan for and identify additional sites beyond those already completed and committed to ensure there is a supply of sites across the whole plan period.

Question 6: We will not be able to meet our housing requirements with existing sites, previously developed sites and other sites within our urban areas. Do you agree that we should look elsewhere in the district for sites, including potentially a new settlement, to meet our needs?

What are the possible spatial options for housing?

- 5.18 The [Call for Sites Schedule](#) and [Strategic Housing Land Availability Assessment](#) (SHLAA) demonstrate that there is a significant range of potential sites across the district, which we will need to consider in terms of the location of new housing development. As this Issues and Options document is the first stage in the preparation of the Local Plan 2043, it is appropriate to set out several possible broad spatial options which could exist and obtain your views on these.
- 5.19 We have identified that the following four broad spatial options which could form the basis of the Local Plan 2043 are:

- **Option 1: Town focused**
- **Option 2: Town and key village focused**
- **Option 3: Dispersed development**
- **Option 4: New settlement focused**

5.20 These options represent four broad spatial options and may not be exhaustive, it is likely that various sub-options within these will exist. It is also possible that the spatial strategy of the Local Plan 2043 could need to compromise elements of more than one options.

5.21 Each option will be summarised briefly below with the key opportunities and challenges set out.

Option 1: Town focused

5.22 This approach would see housing growth focused on Lichfield and Burntwood along with growth on the edges of the district adjacent to neighbouring settlements such as Rugeley and Tamworth. The [Settlement Sustainability Study](#) provides identifies Lichfield and Burntwood as the two settlements with the greatest access to a wider range of services and facilities. However, the study also notes that certain services are currently at capacity.

5.23 The focus of development would be on the existing urban areas of the settlements, including growth already committed or allocated through the current local plan, the consideration of increasing densities where appropriate and the reuse of previously developed sites.

5.24 However, within Lichfield and Burntwood there is likely to be a limited supply of additional site within the existing urban areas, including relatively limited previously developed sites as evidenced by the [SHLAA](#) and [Brownfield Land Register](#).

5.25 Given the limited supply of sites within the urban areas of Lichfield and Burntwood it is likely that this option would require the identification of urban extensions to the settlements, as would any growth adjacent to Tamworth or Rugeley or Birmingham/Sutton Coldfield within our district. At present significant extensions to Lichfield and to the north of Tamworth are currently under construction and a large-scale development focused on the site of the former Rugeley Power Station to the east of the town has planning consent. The [SHLAA](#) illustrates that there is a significant number of site options adjacent to these settlements which could assist in meeting the district’s need.

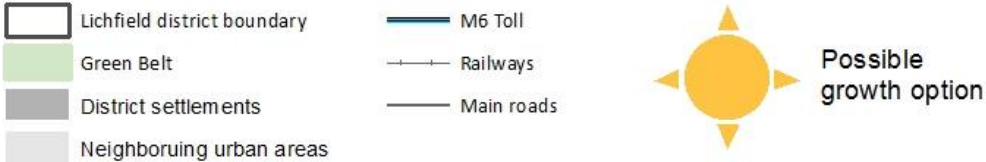
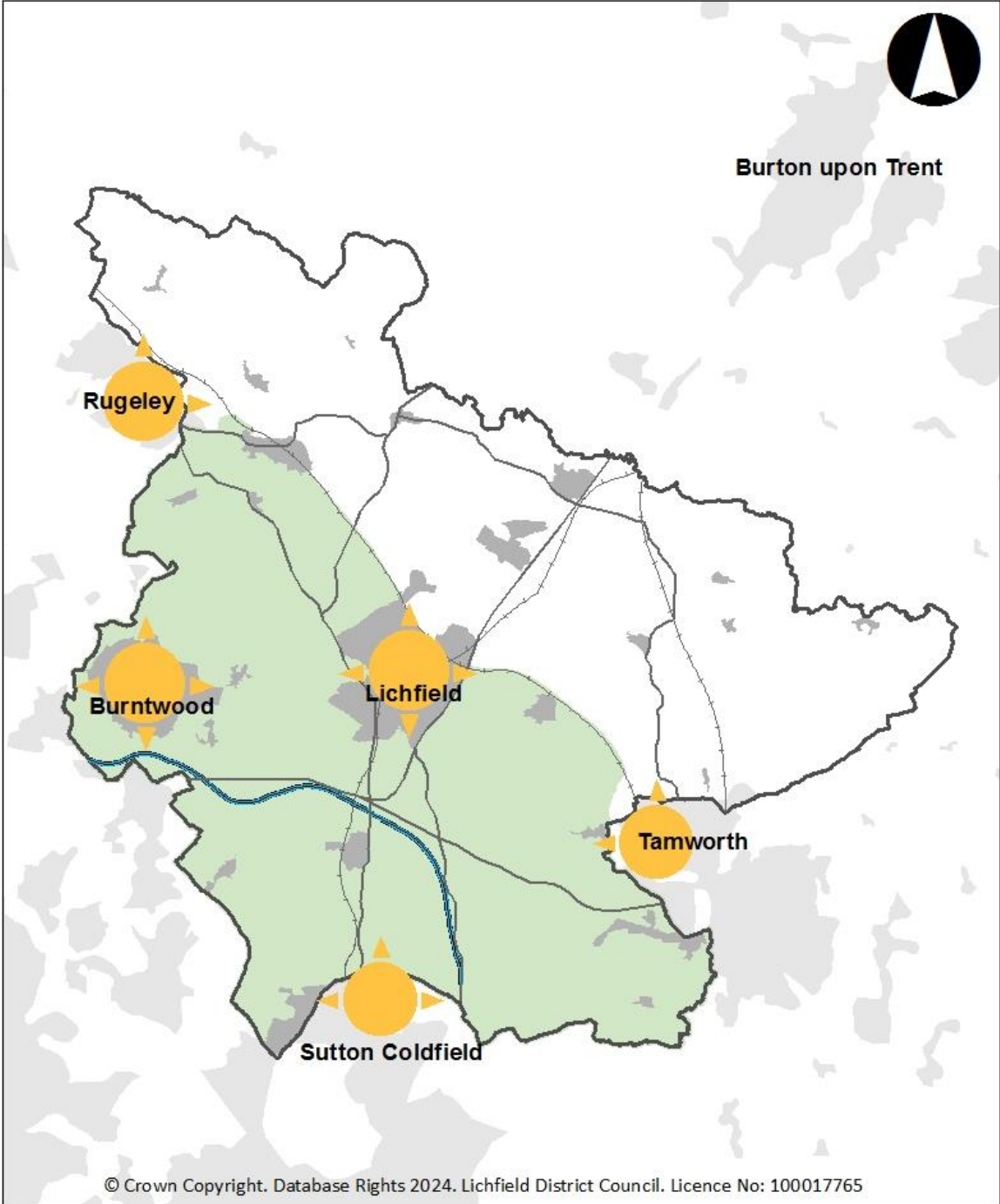
5.26 Approximately half of Lichfield district is covered by designated Green Belt. As such extension to settlements such as Lichfield (to the west and south) and Burntwood would necessitate changes to the Green Belt boundary.

Table 3: Opportunities and challenges: town focused spatial option

Opportunities	Challenges
<ul style="list-style-type: none"> • Development takes place closest to where need arises. • As the largest settlements in the district, development would be located closest to existing services, facilities and infrastructure for new residents. 	<ul style="list-style-type: none"> • Significant growth, particularly of Lichfield City, to the east of Rugeley and north of Tamworth has already, or will continue, to take place through currently planned developments.

Opportunities	Challenges
<ul style="list-style-type: none"> • Additional growth can support and result in improvements to existing services and facilities. 	<ul style="list-style-type: none"> • Likely to require extensions to existing settlements, including possible implications for Green Belt. • Limited options to deliver small and medium sized sites. • Increased pressure on existing services, facilities and infrastructure. • Potential impact on our heritage and historic assets.

Figure 2: Option 1: Town focused



Option 2: Town and key village focused

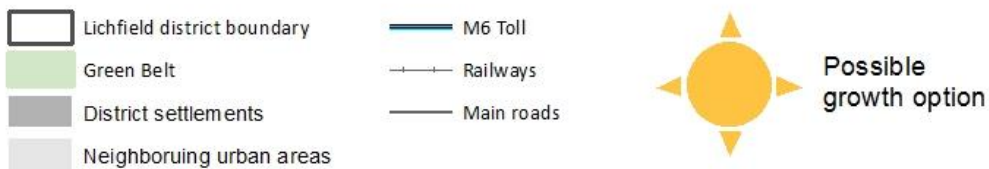
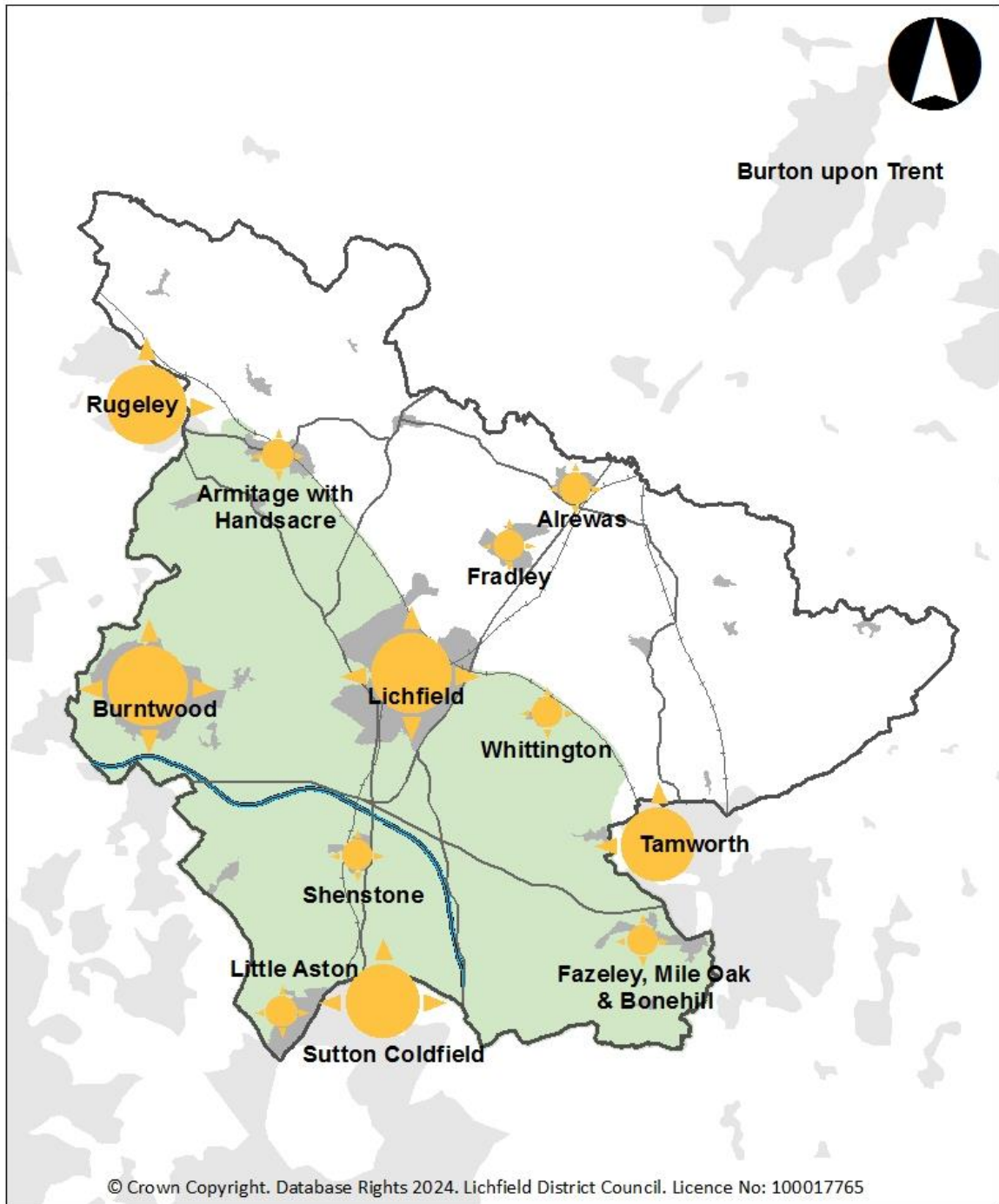
5.27 The town and key village focused spatial option would be like option 1 with growth still being focused on Lichfield, Burntwood and neighbouring towns but at a slightly reduced scale to account for modest growth at several larger villages.

- 5.28 This option most would broadly represent a continuation of the spatial approach from the current local plan by focusing housing development on those settlements within the district that have the best access to existing services and facilities including Lichfield, Burntwood and larger villages such as Alrewas, Armitage with Handsacre, Fazeley, Mile Oak & Bonehill, Fradley, Little Aston, Shenstone and Whittington. The [Settlement Sustainability Study](#) identifies several larger villages as having a range of services and facilities and which act as hubs for smaller villages within our rural areas.
- 5.29 As with the town focused option, such an approach would seek to make best use of land by utilising the limited supply of sites within the existing built-up area of the settlements. However, it is likely that this would also be required in addition to extensions to the settlements to accommodate growth due to the limited supply of sites within those settlements. The [Strategic Housing Land Availability Assessment](#) indicates that there are multiple potential sites adjacent to these settlements which could deliver the districts' housing need.
- 5.30 Except for Fradley and Alrewas and land north of Armitage with Handsacre, which are constrained in other ways, all the larger villages identified are located within the Green Belt and any extensions to those villages would necessitate changes to the Green Belt boundary.

Table 4: Opportunities and challenges: Town and key village focused spatial option

Opportunities	Challenges
<ul style="list-style-type: none"> • Development located closest to existing services, facilities and infrastructure for new residents. • Supports existing rural services and facilities which can often be the most under threat. • Increased housing delivery across the district would result in greater choice. • Maximise use of existing infrastructure by spreading development across a broader range of settlements. • Greater opportunities to deliver small and medium sized sites. 	<ul style="list-style-type: none"> • Growth has already, or will continue, to take place through currently planned developments, particularly in Lichfield, Fradley, Armitage with Handsacre and Alrewas. • Likely to require extensions to existing settlements, including possible implications for Green Belt at some settlements. • Increased pressure on existing services, facilities and infrastructure which are likely to be more limited. • Smaller sites likely to have more limited ability to fund major infrastructure improvements.

Figure 3: Option 2: Town and key village focused



Option 3: Dispersed development

5.31 The dispersed development approach would see growth distributed across the widest range of settlements including those outlined in options 1 and 2 and our smaller rural villages. Such an approach would lead to the greatest dispersal of growth throughout the district with the

level of growth for each settlement likely being related to the size of the settlement and the level of services and facilities which are accessible.

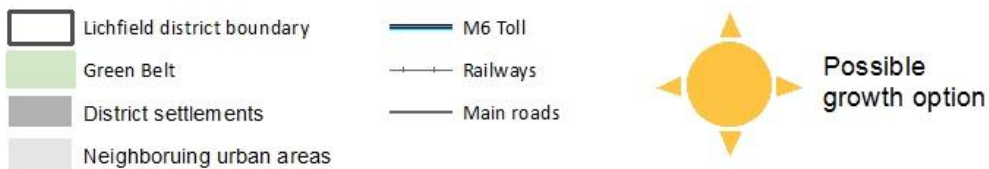
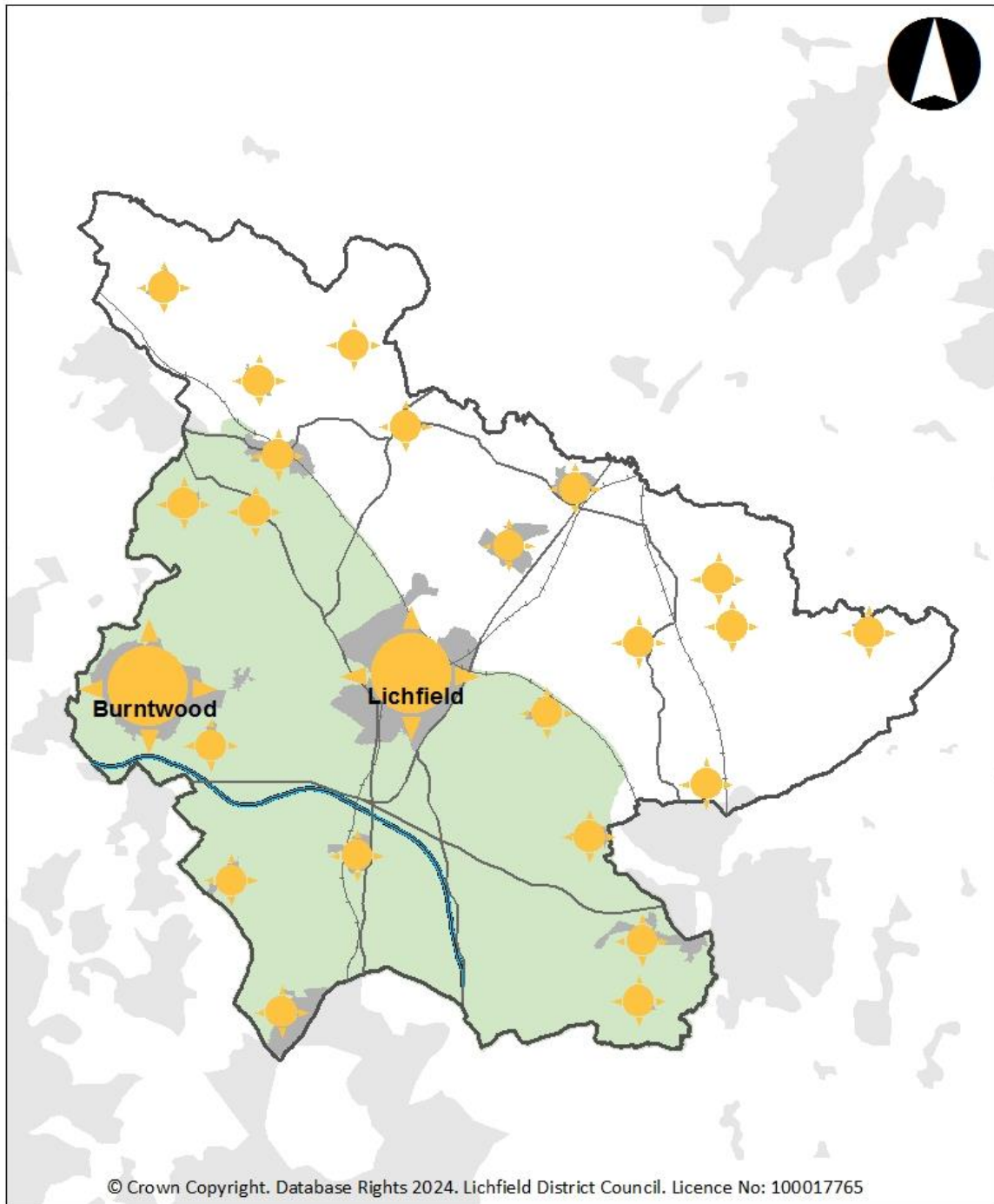
- 5.32 The [Settlement Sustainability Study](#) considered Lichfield, Burntwood and other settlements that have a ‘village settlement boundary’ designated within the current local plan⁴. It concluded that, in addition to the larger villages identified in the ‘town and key village’ focused approach, smaller villages such as Stonnall, Kings Bromley, Hopwas and Drayton Bassett had access to a small range of services and facilities, whilst the remaining rural settlements have very few services and facilities.
- 5.33 The [Call for Sites Schedule](#) and [Strategic Housing Land Availability Assessment](#) illustrate that there are very few sites within the existing built-up areas of these villages, so this option would require proportionate extensions to villages beyond their existing boundaries, which in some instances would necessitate consideration of Green Belt boundaries.

Table 5: Opportunities and challenges: Dispersed development spatial option

Opportunities	Challenges
<ul style="list-style-type: none"> • Development takes place closest to where need arises including meeting rural housing needs and helping address rural affordability issues. • Supports all existing rural services and facilities which can often be the most under threat including in those settlements with only limited services and facilities. • Increased housing delivery across the district would result in greater choice. • Benefits of development including planning obligations spread across the district. • Greater opportunities to deliver small and medium sized sites. 	<ul style="list-style-type: none"> • Increased reliance on private car as smaller settlements unlikely to benefit from sustainable transport methods and may consolidate current commuting patterns. • Likely to require extensions to existing settlements, including possible implications for Green Belt. • Unlikely to result in major new infrastructure as sites are more widely dispersed. • Limited services and facilities, unless improved, for new and existing residents.

⁴ Settlements with village settlement boundaries are Alrewas, Armitage with Handsacre, Clifton Campville, Colton, Drayton Bassett, Edingale, Elford, Fazeley, Mile Oak & Bonehill, Fradley, Hammerwich, Hamstall Ridware, Harlaston, Hill Ridware. Hopwas, Kings Bromley, Little Aston, Longdon, Shenstone, Stonnall, Streethay, Upper Longdon, Whittington and Wigginton.

Figure 4: Option 3: Dispersed development



Option 4: New settlement focused

5.34 A new settlement focused option would see a significant proportion of new development focused on one or more new settlements being developed in the district. A new settlement

could absorb a significant proportion of the district’s growth and reduce the pressure on our existing settlements which have taken significant growth in recent years.

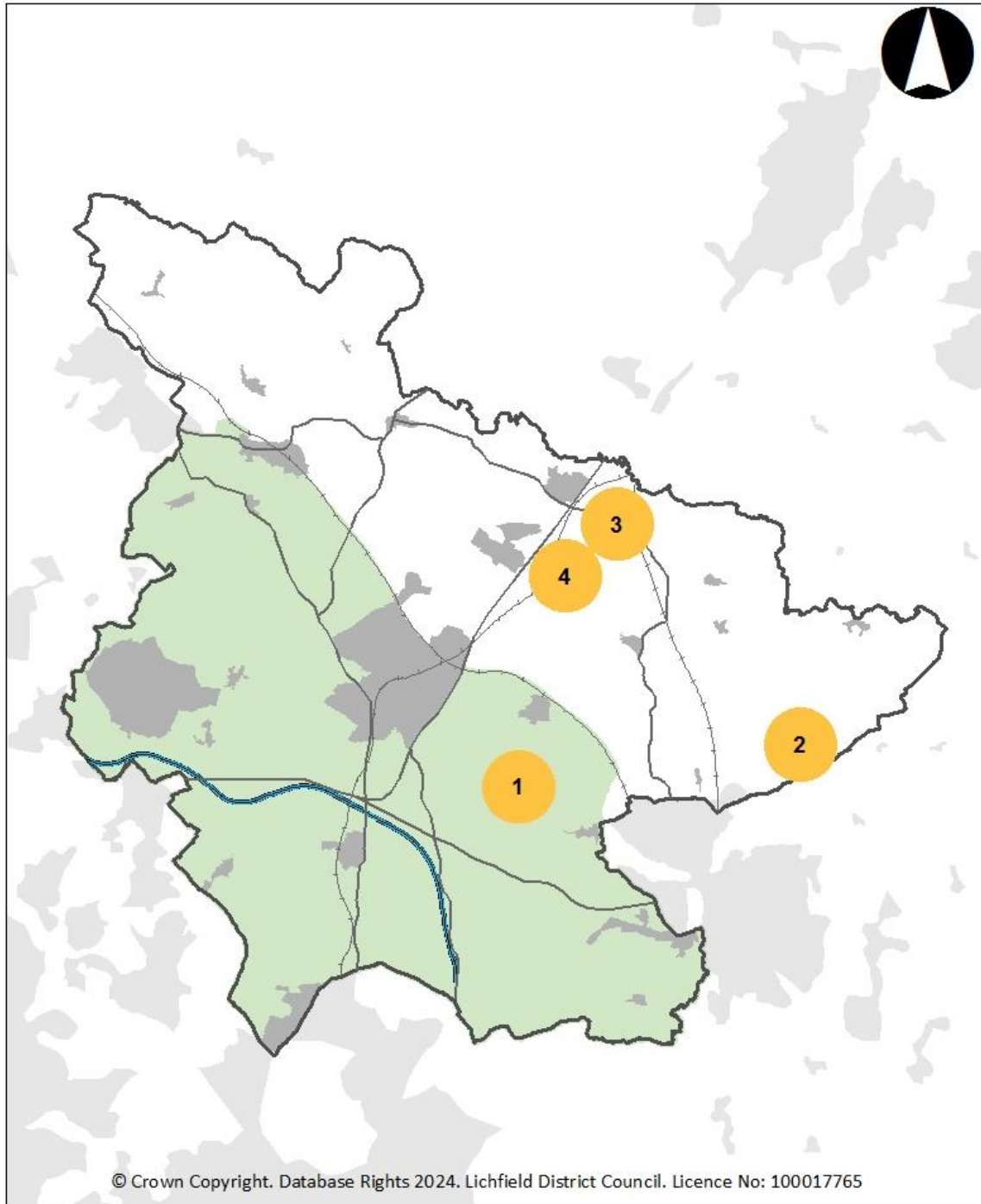
- 5.35 [Lichfield District 2050](#) identifies the pressure which growth has placed on our existing settlements and makes clear the Council’s desire to explore opportunities for new settlements within the district.
- 5.36 National planning policy acknowledges that the supply of new homes can often be best achieved through planning for larger scale development including new settlements, with this approach allowing the focus of development to be on a new settlement across several plan periods. The government has [announced its long-term vision to deliver largescale new communities](#) across the country to aid in delivering its housebuilding programme.
- 5.37 Through the call for sites several ‘new settlement’ options have been identified. The broad location of these options is set out on figure 5 (below). The new settlement options we are aware of are:
- Land at Packington Hall Farm (located within the Green Belt) **(1 on figure 5)**.
 - Land at the Thorpe Estate, Thorpe Constantine (located outside of the Green Belt to the north of Tamworth) **(2 on figure 5)**.
 - Whitemoor Garden Village (located outside of the Green Belt to the east of the A38) **(3 on figure 5)**.
 - Land at Brookhay (located outside of the Green Belt to the east of the A38. This location and the above are next to each other) **(4 on figure 5)**.
- 5.38 The delivery of a new settlement is a significant undertaking due to the level of infrastructure which needs to be delivered throughout the development, particularly in the early stages, to make the settlement sustainable. Indeed, it is for these reasons that the lead-in time for such a development to begin to deliver new homes tends to be very long and therefore it is unlikely a new settlement could deliver growth in the early part of the plan period.
- 5.39 However, the scale of growth brings opportunities for new settlements to deliver a wide range of services and facilities, a broad mix of housing types and tenures and be well designed in a new setting.

Table 6: Opportunities and challenges: New settlement focused spatial option

Opportunities	Challenges
<ul style="list-style-type: none"> • Reduces the pressure on existing settlements and their infrastructure. • Concentrated growth may provide opportunities for major infrastructure provision in specific location. • Potential for development to be delivered in accordance with garden city principles and place shaping. • Can provide for a significant proportion of housing need and continue to do so in later plan periods. 	<ul style="list-style-type: none"> • Such developments are likely to have significantly longer lead-in times before development commences meaning homes may not be delivered until the later stages of a plan period and beyond. • Require significant infrastructure and investment in the early stages of development which can significantly affect viability. • Delivery of infrastructure elsewhere in the district likely to be limited due to a focus on new settlement.

Opportunities	Challenges
<ul style="list-style-type: none"> • Protects our heritage and historic assets. • Potential to meet both our local housing needs and consideration of wider unmet needs. • Can provide for a significant number of affordable homes to meet the needs of our residents. • Potential to extend the availability of sites to meet our employment needs. 	<ul style="list-style-type: none"> • Slower delivery rates due to the risk of market saturation. • Limited opportunities to deliver small and medium sized sites unless undertaken with other options.

Figure 5: Option 4: New settlement



- | | | |
|-----------------------------|------------|------------------------|
| Lichfield district boundary | M6 Toll | Possible growth option |
| Green Belt | Railways | |
| District settlements | Main roads | |
| Neighboring urban areas | | |

Question 7: Which of the broad spatial options identified do you think is the most appropriate for the district or do you think there are any others options we should consider?

Objective 2: Delivery of affordable homes and meeting specialist housing needs

5.40 National policy requires authorities to plan for homes to meet the needs of a range of groups within the community. This includes but is not limited to those who require affordable housing, families with children, older people, students, people with disabilities, the gypsy and traveller community and those who wish to build their own homes.

Affordable homes

5.41 The lack of affordable homes is identified as one of the key issues which the Local Plan 2043 will seek to address. Despite the number of new homes being built across the district, housing remains relatively unaffordable for local people. We are currently carrying out a HEDNA that will consider the level of affordable housing need, however due to the consultation on the NPPF work on this has been paused. However, we know that there is a significant need for affordable homes of all types, particularly socially rented homes across most parts of the district.

5.42 Since 2022 there has been 474 affordable homes delivered with approximately a further 1160 currently committed through new developments, which will be delivered in the short term. However, this will not meet our affordable housing need, so it is vital that the new local plan continues to deliver as many affordable homes as possible.

5.43 The current local plan seeks up to 40% affordable housing on qualifying sites (sites of more than 15 in Lichfield and Burntwood and 10 or more everywhere else). The exact percentage required is determined by a 'dynamic model' which considers the level which is likely to be currently viable each year and sets this out within our [Authority Monitoring Report](#). In 2024 the viable level of affordable homes sought from qualifying sites is 28%. This approach aimed to ensure that we maximised the level of affordable housing from each development, however, this has led to a lack of clarity over how many new affordable homes are required and difficulties in planning for new development when the percentage changes each year.

5.44 A key consideration when setting the level of affordable homes, and indeed any new infrastructure or planning obligations, within the new local plan is viability. We will need to consider what level of affordable housing is appropriate to deliver, whilst ensuring that other infrastructure can be delivered and also maintain a sites overall viability. A viability assessment will be undertaken, and form part of the local plan's evidence base to ensure that all policies which require planning obligations (such as affordable homes) are viable and deliverable.

5.45 We consider there are two options for delivering affordable homes as follows:

- Maintain the current approach and determine the viable level of affordable homes each year.
- Include a specific requirement within the Local Plan which sets out the exact percentage of affordable homes which will be required. This could include different requirements based on the type of site (for example a higher requirement in greenfield sites than on brownfield).

5.46 We consider that an approach which sets out specific affordable housing requirements represents the best way forward for the district. This will strike a balance between providing affordable homes and contributions towards other types of infrastructure such as schools, open spaces and community facilities.

Question 8: Do you agree we should specify the exact level of affordable homes that we will require from a development?

Homes for specialist needs

- 5.47 The demographics of our population are changing; we know for example that our population is ageing, and that older people can have different needs when it comes to housing. Lichfield District 2050 seeks to ensure that housing options exist within the district to meet everyone's needs.
- 5.48 The Housing and Economic Development Needs Assessment (HEDNA) which is being prepared will consider a range of specialist housing needs; this will inform the Local Plan 2043 so that we can plan to meet the identified needs of specific groups within our community. This will for example consider the types and sizes of homes which are required to meet our needs, for example the need for smaller homes for first time buyers and to enable people to downsize.
- 5.49 The HEDNA will also identify the specific needs of older persons including sheltered accommodation, accommodation with care and care homes. It is important that we understand what the needs of our population are so that these can be planned for accordingly.
- 5.50 Our current local plan does not identify specific sites to meet needs such as those for older people. The plan provides broad support for developments which would help address such needs.

Question 9: How do you think we should plan for meeting specialist housing needs within the district, should we identify specific sites for the needs of older people?

Custom and self-build homes

- 5.51 The government acknowledge the role that people wishing to build their own homes can make to delivering an areas housing need. The [Self-build and Custom Housebuilding Act](#) requires us to maintain a register of those individuals or groups who wish to build their own home and it places an expectation on authorities to give permission for enough plots of land to meet the demand identified through the register.
- 5.52 The current local plan does not include any specific policies relating to custom and self-build housing, primarily because the legislation was passed after the plan was adopted. As such the new local plan provides an opportunity for the council to set out specific policy in relation to custom and self-build.
- 5.53 The [Authority Monitoring Report](#) illustrates that in Lichfield district there are currently very few people on our custom and self-build register which indicates there is a relatively limited need to be met. However, this can and will fluctuate over time, so it is important that the new Local Plan is proactive in meeting such need.
- 5.54 The [Call for Sites Schedule](#) identifies a small number of sites that have been put forward either as wholly or partially for custom and self-build uses all of which are relatively small and would be unlikely to meet significant need across a 22 year plan period.
- 5.55 We consider there are three options which could be used in the Local Plan 2043 in relation to the delivery of custom and self-build housing:

- Continue with our current approach which provides overall support for such development but leaves it to the housing market to deliver plots for custom and self-build when demand arises.
- Identify and allocate specific sites for custom and self-build development which would be made available to those wishing to build their own home.
- Require larger developments to include parts of their site to be set aside as serviced plots for custom and self-build development.

Question 10: Which approach in respect of self-build and custom housebuilding do you think is the most appropriate?

Gypsy and traveller accommodation

- 5.56 National policy requires authorities to plan for the accommodation needs of the gypsy and traveller community and is set out within the [Planning policy for traveller sites](#) across the plan period.
- 5.57 The current local plan identified a need for 19 pitches (14 residential and 5 transit) to be delivered between 2008 and 2029. To date 14 pitches have been delivered. The most recent [Gypsy and Traveller Accommodation Assessment](#) (GTAA) was published in 2019 and identified a relatively small need for seven residential pitches by 2040 which was a slightly lower than was set out within our current local plan. We will be undertaking a new GTAA to establish the accommodation requirements the Local Plan 2043 will need to plan for.
- 5.58 As we were not able to identify sufficient sites to meet our need within the current local plan, a criteria-based policy was adopted which identified the broad areas where accommodation for the gypsy and traveller community would be supported; this includes focusing on the primary travelling routes of the A38 and A5 and those larger settlements with good access to services and facilities. We have also sought assistance from our neighbouring authorities in meeting our need, however most are also struggling to meet their own needs.
- 5.59 Many of the pitches which have been delivered have been through planning applications and in some cases planning appeals. Additionally, the [Five Year Housing Land Supply](#) demonstrates that there are currently no sites which are anticipated to come forward within the next five years. We also know that there has been an increase in the number of unauthorised encampments within recent years.
- 5.60 Through the call for sites we specifically requested sites for potential gypsy and traveller pitches to be submitted. Despite this only one site was suggested through that process for affordable housing and/or gypsy and traveller pitches and is located within the Green Belt close to Brownhills. The evidence collected so far suggests that it will be a challenge to identify sufficient sites to meet need and that the market itself is unlikely to provide enough. Therefore, we may need to consider a range of options to try and meet our needs:
- Use of a criteria-based policy which identifies the locations where applications for new pitches to meet gypsy and traveller needs will be supported. This would be a continuation of our current approach.
 - Seek assistance from neighbouring authorities, through the duty to cooperate, to meet any unmet needs.

- Undertake further work to understand whether any publicly owned land within the district would be available and appropriately located and allocate any such site through the new local plan.

Question 11: Which option, or combination of options, in respect of meeting the needs of gypsy and travellers do you think is most appropriate?

Objective 3: Delivery of appropriate infrastructure

- 5.61 We know that the delivery of infrastructure is important to our communities as it provides the essential services and facilities that are required to meet their day-to-day needs.
- 5.62 National policy requires authorities to plan for the provision of infrastructure for example for health, education, transport, telecommunications, security, waste, flood and water management, energy, leisure, community facilities, green infrastructure and digital infrastructure. National policy recognises that improvements to infrastructure can be delivered through and funded by development. Broadly speaking the greatest level of infrastructure provision will take place where the greatest level of growth occurs.
- 5.63 The District Council is not directly in control of the delivery of many types of infrastructure. For example, Staffordshire County Council are the education and highways authority and are responsible for the maintenance of the highway network (along with National Highways in relation to the strategic road network) and our schools, and [Staffordshire and Stoke-on-Trent Integrated Care Board](#) (ICB) are responsible for health infrastructure. The council will continue to work in partnership with the relevant infrastructure providers to ensure their needs are planned for.
- 5.64 A key role of the new plan will be to ensure that the correct type and level of infrastructure is provided at the right time. Within the district, we know that our residents feel that insufficient infrastructure has been delivered alongside development and that our existing infrastructure is not able to cope with our changing population, particularly in relation to where new development and growth has taken place in recent years. [Lichfield District 2050](#) makes clear that we want to see an infrastructure delivered first so that our communities can feel the benefits of new development as early as possible rather than waiting many years.
- 5.65 The [Settlement Sustainability Study](#) highlights issues in infrastructure capacity across the district (including education and health provision); these are most pronounced in settlements where growth has taken place, but capacity issues also exist in settlements where less development has taken place. Whilst locations which have seen less growth and development may be perceived to have less pressure on infrastructure, it is noted that these settlements are less likely to see improved or new local infrastructure associated with new development.

Question 12: What do you think are the main issues or deficits in our existing infrastructure provision?

- 5.66 A key element of the Local Plan 2043 will be to ensure that appropriate infrastructure is in place to support new and existing communities and to facilitate planned growth at the right time. The Local Plan 2043 will set out the need to plan for infrastructure in a coordinated manner and outline the need to work with developers and relevant infrastructure providers. An Infrastructure Delivery Plan will be prepared to support the new local plan and identify what infrastructure is required and where.

- 5.67 Where development occurs, the developers are expected to provide appropriate infrastructure to sufficiently support development and deliver for the needs of future and existing residents. Where such infrastructure is needed the Council will secure this through Developer Contributions (also known as Planning Obligations). There are two ways in which the council secure these obligations:
- [Section 106 agreements \(S106\)](#): These are a legal agreement between a developer and local planning authority which set out the planning obligations that are required to make a development acceptable in planning terms. Section 106 obligations can be both physical and financial:
 - Physical infrastructure – some developments will be of a scale where they will need to provide it as part of the development. For example, appropriate access, a new school, affordable homes, or community facilities such as open space, play areas, community halls. Such infrastructure will be secured through a Section 106 (S106) agreement and will directly relate to that development.
 - Financial obligations – some developments will need to make financial contributions towards specific infrastructure. For example, a scheme may be required to provide a financial contribution towards improving/increasing the size of a school. As with physical infrastructure these contributions will be secured through a S106 agreement and in most instances will be directly related to the development.
 - [Community Infrastructure Levy \(CIL\)](#) – CIL is a financial charge per square metre of new development that is collected by the District Council. Monies received through CIL can then be combined to fund strategic infrastructure across the district. A proportion of CIL is also passed over to the Parish Council where the development has taken place for the Parish spend on infrastructure in their area.
- 5.68 The council adopted its [CIL Charging Schedule](#) in 2016 and this sets the level of CIL which development in the district is required to pay. We prepare an annual [Infrastructure Funding Statement](#) which details the planning obligations which have been secured and delivered.
- 5.69 Where necessary, the council will continue to seek funding for infrastructure projects through a range of sources including central government and public sector bodies. However, it is recognised that developer contributions have a significant role to play in infrastructure delivery and therefore like the current Local Plan, this one will continue to encourage that the provision of infrastructure is delivered by the developers themselves or via financial contributions to the council.
- 5.70 Our current Local Plan only permits development where it can be demonstrated that there is already adequate infrastructure exists to meet arising needs, or that new or improved infrastructure will be provided when required. The Local Plan 2043 will continue this approach and will seek to improve existing infrastructure or provide new infrastructure at the right time and in the appropriate location.

Question 13: Do you agree we should continue to seek contributions from developers to deliver infrastructure?

Objective 4: Protecting our historic environment and assets

- 5.71 The historic environment is central to Lichfield District's cultural heritage and contributes significantly to the local economy and identity of the district, adding to the quality of life and well-being of residents and visitors.

- 5.72 Lichfield district comprises of a diverse range of designated and non-designated heritage assets. These include a high number of nationally listed buildings such as Lichfield Cathedral, as well as locally listed buildings, a registered park and garden, scheduled monuments, conservation areas and other archaeological sites. Given their importance to the character and identity of the district, it is important that both designated and non-designated heritage assets are recognised, protected and wherever practical enhanced.
- 5.73 One of the key principles in national policy is that planning should conserve heritage assets in a manner appropriate to their significance so that they can be enjoyed for their contribution to the quality of life of this and future generations. However, the NPPF makes it clear that whilst great weight should be given to the conservation of heritage assets, this should be balanced against facilitating development where it provides benefits which outweigh harm.
- 5.74 Our designated heritage assets include:
- 15 Scheduled Monuments.
 - 766 listed buildings.
 - 22 Conservation Areas.
 - Over 500 non-designated heritage assets (locally listed).
 - 1 registered park and garden.
- 5.75 In addition, there are numerous other heritage assets that, which whilst not designated, are significant. The [Historic Environment Record](#) maintained by Staffordshire County Council forms a primary source of information for planning and development-management work.
- 5.76 Throughout the plan period, a programme of work will be carried out to appraise the district's Conservation Areas and consider amending boundaries where appropriate. Priority will be given to those which are the oldest and/or most in need of updating and, where applicable, have the highest development pressure.
- 5.77 Other guidance documents relating to detailed design guidance for listed buildings and development within conservation areas will be produced throughout the lifetime of the plan including guidance on the design of shopfronts and advertisements within the Conservation Area. Such guidance, once prepared, will be a material consideration when determining planning applications.
- 5.78 The Local Plan 2043 will encourage greater flexibility in the use of heritage assets, ensuring that suitable uses aren't unnecessarily restricted. Any proposed use must align with local and national policies and should sympathetically enhance both the vitality of the heritage asset and the broader historic environment.
- 5.79 As part of our strategy for the Local Plan 2043, we intend to implement various policies aimed at supporting this ambition. These will include, but are not limited to:
- Ensuring that both designated and non-designated heritage assets are acknowledged and safeguarded in new developments, and where possible, enhanced through development.
 - Ensuring that historic buildings continue to be actively used and properly maintained, preventing their deterioration and neglect.
 - Protecting undiscovered and undesigned archaeological remains through careful development management.

- Considering historic places and assets in the context of climate change permitting appropriate adaptation and mitigation measures.
- Encouraging creative and innovative design at all scales, ensuring it respects the heritage, setting of historic assets and local architectural traditions.
- Firmly opposing inappropriate developments while supporting those that positively contribute to the historic environment.

Question 14: Do you agree with the proposed approach to heritage assets and the historic environment? Are there any other specific heritage and built environment issues that should be addressed?

Objective 5: Improving the design of new development

- 5.80 National policy requires authorities to support the creation of high quality, beautiful and sustainable buildings and places. The NPPF sets out that good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.
- 5.81 It is vital that the Local Plan 2043, and its associated supplementary documents, set out a clear design vision and expectations so that applicants have as much certainty as possible about what is likely to be acceptable.
- 5.82 To provide maximum clarity about design expectations, we have been preparing a design code that is consistent with principles set out in the National Design Guide and National Model Design Code. Once adopted This [Lichfield District Design Code Supplementary Planning Document](#) (SPD) which will be used to provide further detail and guidance on design-related policies contained within the Local Plan 2043. It is anticipated the Design Code will be adopted by the end of 2024.
- 5.83 The Lichfield District Design Code will reflect the varied setting of our district and will guide the design of new developments and encourage thoughtful, high-quality design. It will set clear guidelines for future development, covering aspects such as building height, environmental considerations and the preservation of our heritage.
- 5.84 In addition to the district wide design code, we have also prepared the [Birmingham Road Site Design Code](#) to provide clear and comprehensive guidelines for the development of this key site located within Lichfield city centre.

Question 15: Do you agree with the use of the Lichfield District Design Code to supplement policy and set clear guidelines for the design of future development in the district?

6. Prosperous communities

6.1 The Prosperous Communities section of the Local Plan 2043 will seek to address the following key objectives:

- **Objective 6: Meeting our employment needs.**
- **Objective 7: Enhancing the vitality of our centres.**
- **Objective 8: Providing diverse employment opportunities and reducing the number of people commuting outside of the district for work.**
- **Objective 9: Addressing pockets of deprivation.**
- **Objective 10: Enhancing the tourist economy.**

Objective 6: Meeting our employment needs

- 6.2 The Government, through national planning policy seek to build a strong and competitive economy and support economic growth. Planning policies should help create the conditions in which businesses can invest, expand and adapt.
- 6.3 The [Lichfield District 2050](#) strategy seeks to create prosperous communities with economic wellbeing by supporting our traditional businesses and attracting new innovative ones. We want to ensure our economy is diverse and resilient and provides a wide range of jobs and opportunities for our residents.

Setting the employment land requirement

- 6.4 The delivery and location of new employment development is a key aspect of the local plan. The Local Plan 2043 will need to identify sufficient land to meet our employment needs, be that for new office development, manufacturing space and distribution and warehousing.
- 6.5 The current local plan included a requirement for approximately 89 hectares (including 10 hectares for flexibility) of employment land to be provided between 2008 and 2029. The [Employment Land Availability Assessment](#) illustrates that between 2008 and 2024 approximately 86 hectares of employment land, primarily focused on our existing industrial areas have been delivered.
- 6.6 We are currently carrying out a Housing and Economic Development Needs Assessment (HEDNA) which will identify the level of employment land required, allied to housing growth to 2043. However, due to the consultation on the NPPF work on this has been paused at present. As such the level of employment land which will need to be planned for has not yet been established.
- 6.7 In much the same way as with housing, national policy requires authorities to work together and assist, where appropriate, in meeting any needs which cannot be met within the functional economic area. To date Lichfield district has not been able to assist in meeting neighbouring authorities' employment land need. Indeed, evidence prepared to support the withdrawn local plan highlighted that there was only likely to be sufficient employment land to meet Lichfield district's own need and therefore it would be unlikely that any contribution to wider unmet need could take place.

Locating new employment development

- 6.8 The spatial strategy of the current local plan sought to direct employment development to several existing allocated employment areas, notably at Burntwood, Fradley and Lichfield

with smaller areas located in Fazeley, Shenstone and Armitage with Handsacre where sufficient land existing within these areas to meet our employment land requirements to 2029. The one notable exception to this was the identification and allocation of the site at Cricket Lane to the south of Lichfield for a significant development including approximately 12 hectares of new employment development. At the time of writing development of that site has not yet taken place.

- 6.9 The [Employment Land Small Sites and Completion Schedule](#) details that since the start of the proposed plan period approximately 14.5 hectares of employment land has been delivered. In addition to this, the [Employment Land Availability Assessment](#) indicates there is approximately 78 hectares of employment land across the district which either benefits from planning consent or is allocated which will be delivered within the proposed plan period.
- 6.10 The HEDNA will also incorporate a review of our existing employment land to determine the quality of the existing stock and the ability for sites to be redeveloped and contribute toward employment needs moving forward.
- 6.11 Whilst there is uncertainty in respect of the total level of employment land which will need to be planned for, it is possible that additional sites beyond those already identified within our evidence will be needed to meet our development requirements.

Question 16: Do you agree that we should continue to prioritise previously developed sites and sites within our existing employment areas to meet our employment needs before considering new sites?

What are the possible spatial options for new employment?

- 6.12 The [Call for Sites Schedule](#) and [Employment Land Availability Assessment](#) illustrate that, should there be a need to identify additional sites, then there is a range of possible options at various locations across the district.
- 6.13 We have identified the following two broad spatial options in relation to the location of new employment land:
- **Option 1: Redevelopment and expansion of existing employment areas.**
 - **Option 2: New locations.**
- 6.14 The two options identified may not be exhaustive neither should they be considered mutually exclusive, and it is likely that various sub-options within these exist.

Option 1: Redevelopment and expansion of existing employment areas

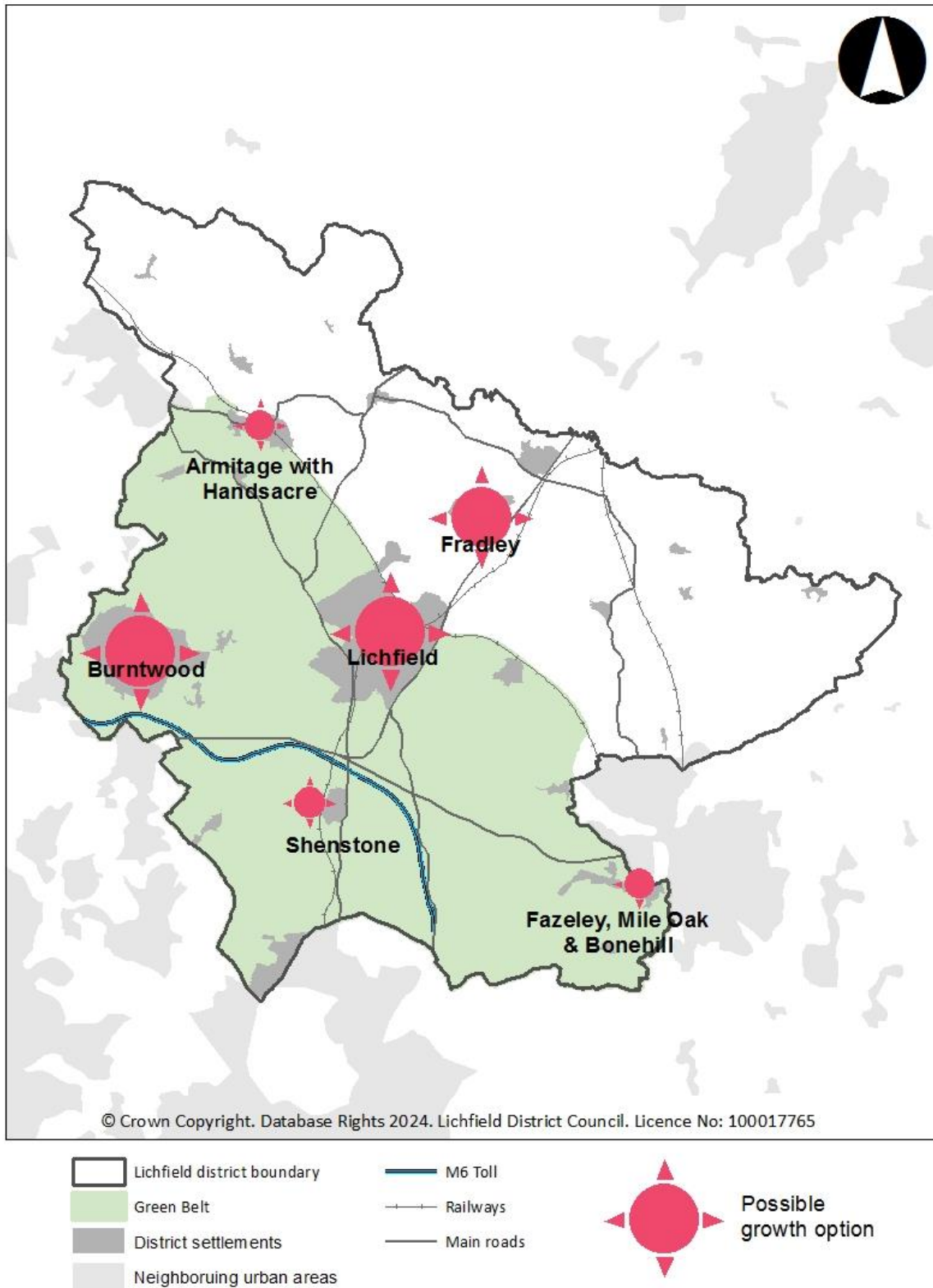
- 6.15 This approach would see employment development focused on our existing employment/industrial areas at Armitage with Handsacre, Burntwood, Fradley, Fazeley, Shenstone and Lichfield.
- 6.16 The [Employment Land Availability Assessment](#) demonstrates that there are still undeveloped areas within the existing employment areas and areas where there are opportunities for redevelopment. This option would likely see the focus of development being on these areas to reduce the need to identify significant extensions or new sites.
- 6.17 As noted above the Employment Land Availability Assessment illustrates that there is currently a significant supply of future employment land within these locations which could come forward across the plan period. However, should our employment land requirements necessitate new sites to be identified then additional land adjacent to these could be considered to enable the expansion of the existing areas. However, the [Call for Sites](#)

[Schedule](#) and [Employment Land Availability Assessment](#) demonstrate that there are only opportunities to expand the existing employment areas at Fradley and Shenstone with any expansion of the latter having implications for the Green Belt.

Table 7: Opportunities and challenges: Existing employment areas

Opportunities	Challenges
<ul style="list-style-type: none"> • Utilise existing previously developed land in existing employment areas. • Focuses development close to similar uses and makes best use of existing infrastructure. • Additional growth can assist the viability of existing employment areas. • Create more diverse job opportunities within the employment area. 	<ul style="list-style-type: none"> • Increased pressure on existing services and facilities. • Potential that insufficient land is available within existing areas (dependent on the level of need). • Limited number of employment areas across the district which could lead to increased number of trips by less sustainable methods of transport. • Settlements without existing employment areas could stagnate.

Figure 6: Option 1: Redevelopment and expansion of existing employment areas



Option 2: New locations

6.18 This approach would include the identification and allocation of new sites for employment development beyond the existing employment areas as identified in Option 1.

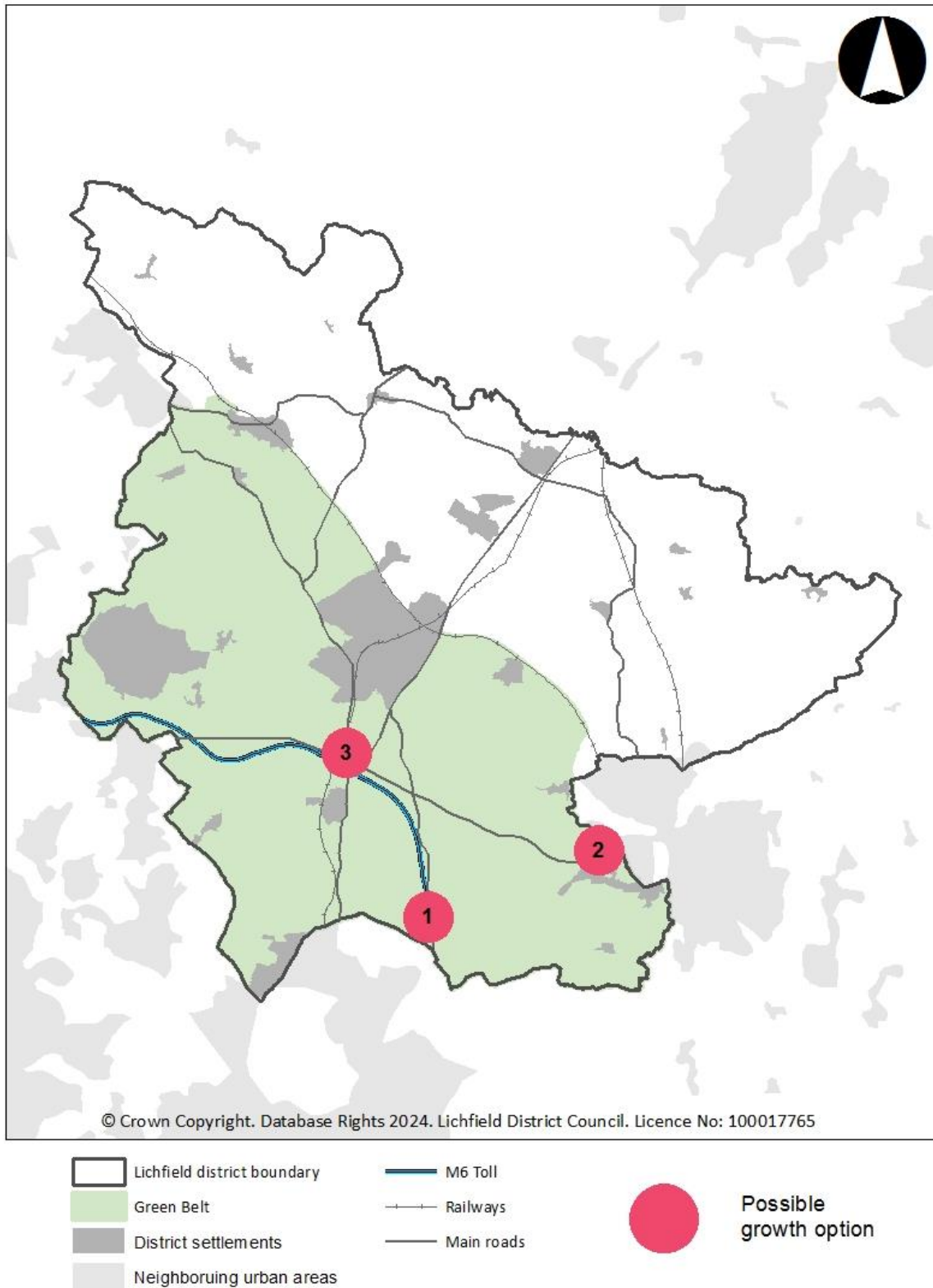
6.19 The [Employment Land Availability Assessment](#) and [Call for Sites Schedule](#) indicate that there are several possible options for new employment sites, however these are relatively limited. The broad locations of these options have been set out on Figure 7 (below). The possible options we are aware of are:

- Land around Bassetts Pole (located within the Green Belt) (1 on figure 7).
- Land west of Tamworth (north of A5) (located within the Green Belt) (2 on figure 7).
- Land at Wall Island (located within the Green Belt) (3 on figure 7).

Table 8: Opportunities and challenges: new locations

Opportunities	Challenges
<ul style="list-style-type: none"> • Potential to deliver large scale employment growth and contribute to meeting our needs. • Potential to deliver employment opportunities in proximity to the strategic transport network. • Significant development provides opportunities for significant infrastructure delivery. • Spreads the benefit of employment across wider parts of the district. • Should large scale new development, for example a new settlement, come forward then this may include new areas of employment land. 	<ul style="list-style-type: none"> • All possible options listed above are located within the Green Belt. • May require significant infrastructure, in particular highways and access. • May impact the delivery of existing sites and previously developed sites. • Locations may be remote from existing communities and areas of residential growth which could consolidate less sustainable commuting patterns.

Figure 7: Option 2: New locations



Question 17: Which of the broad spatial options identified to you think is the most appropriate or do you think there are other options which we need to consider?

Objective 7: Enhancing the vitality of our centres

- 6.20 National policy requires authorities to support the vitality and role that town centres play at the heart of local communities by taking a positive approach to their growth, management and adaptation. Authorities should define the extent of town centres, create a positive strategy for the future of town centres and where appropriate allocate a range of suitable sites to meet the scale and type of development needed.
- 6.21 [Lichfield District 2050](#) supports the continued enhancement of our town, city and other centres to enhance their vibrancy and improve their offers. Across the district there is a wide range of retail services and facilities across a network of different types of town and local centres. It is key that we continue to support the vitality of these centres and acknowledge the role they play at the heart of our communities.
- 6.22 The retail landscape has changed significantly since the adoption of the current local plan; town centres across the country have faced the challenges of major economic and social change which has changed the way we shop, use our leisure time and engage with our town centres.

Our town and city centres

- 6.23 National policy requires us to define the extent our town centres and primary shopping areas and make clear the range of uses which will be supported within the centres to enhance their vitality. Our current local plan identifies town centre boundaries for both Burntwood and Lichfield. It is worth noting that Burntwood town centre is locally known as Sankey's Corner, as historically there wasn't a central town centre due to several settlements (Boney Hay, Chasetown, Chase Terrace and Burntwood Green) expanding together to make up Burntwood.
- 6.24 We propose to undertake a review of our town centre boundaries, supported by updated evidence, to understand how the changing retail environment has affected the centres and define new town centre boundaries to reflect this.
- 6.25 Lichfield and Burntwood are the two main settlements within the district, with a combined population of over half of the total population. Lichfield and Burntwood are both important urban centres that perform an essential economic and social function for the whole district. These two urban centres act as hubs for retail, employment, leisure, residential, recreational, health, educational, tourist and cultural activities.
- 6.26 As such, the Local Plan 2043 will seek to focus on regeneration of key sites within Lichfield city centre and Burntwood town centre. This includes the redevelopment of the Birmingham Road Site in Lichfield city centre and the Milestone Way site (currently fenced with blue hoardings) in Burntwood. The regeneration of key sites within our centres will bring about positive impacts for residents in those centres but also across the district. Regeneration of our urban centres is a policy direction which has historically been in place in previous Local Plans, due to the strategic importance and populations of both urban centres.
- 6.27 The Local Plan 2043 aims to facilitate the regeneration of key sites in Burntwood town centre and Lichfield city centre, further supporting their important roles as social and economic hubs, whilst also recognising their sustainable location for delivering residential and employment development, which would in turn benefit the vitality and viability of both centres.

- 6.28 As part of our approach for the Local Plan 2043, we will look to implement several actions and policies to support this ambition, including but not limited to:
- Supporting the regeneration of Burntwood town centre and Lichfield city centre.
 - Define the extent of Burntwood town centre and Lichfield city centre.
 - Allocation of sites in both centres for development and zoning of land uses, for example setting out specific land uses for the Birmingham Road Site in Lichfield city centre.
 - Preparation of area action plans, masterplans and design codes to set out a long-term strategy and guidance for the regeneration of both urban centres.

Question 18: Do you agree with the approach to identifying our town centre boundaries and the focus on regenerating Burntwood town centre and Lichfield city centre?

Local shops and services

- 6.29 In addition to our larger centres, there is a network of thriving smaller centres across the district which are vital in providing for the day to day needs of our residents. Our current local plan identifies a range of key rural centres in Alrewas, Armitage with Handsacre, Fazeley, Fradley, Little Aston and Shenstone and neighbourhood centres in Burntwood and Lichfield (Boley Park, Curborough, Darwin Park, Netherstowe, Dimbles Land, Morley Road, Parkhill Road, Chasetown and Swan Island). Additionally, new developments such as that at Streethay and to the south of Lichfield have also delivered new local centres which provide a vital role in ensuring everyone has access to the thing they need.
- 6.30 We propose that given the importance of these centres to our residents that these are protected and where possible enhanced.

Objective 8: Providing diverse employment opportunities and reducing the number of people commuting outside of our district for work

- 6.31 National policy requires authorities to support economic growth and create conditions in which businesses can invest, expand and adapt and sets out that the planning system should actively manage patterns of growth and limit the need to travel. National policy requires authorities to promote sustainable transport and encourage mode shift away from the private car to help address climate change and congestion issues.

Increasing and diversifying job opportunities within the district

- 6.32 Whilst Lichfield district is a relatively prosperous authority in terms of deprivation and unemployment levels compared to the national average, we recognise that a significant number of our residents travel beyond the district to access higher salaried jobs elsewhere, principally within the wider West Midlands.
- 6.33 Lichfield District 2050 identifies that we want to provide a wider range of employment opportunities for our residents. The Local Plan 2043 will seek for the district to become a more attractive and desirable place for business and enterprise to locate and invest, to help facilitate a wider range of employment opportunities and diversify new types of industry within the district. Increased investment and employment opportunities would reduce the reliance on job opportunities within neighbouring authorities and enable people to both work and live here.
- 6.34 The council is currently progressing several regeneration initiatives in the district's two key urban centres of Lichfield and Burntwood, which will help to create jobs and support inward

investment. Nevertheless, it is recognised that additional employment opportunities and new types of industry within the wider district will be required to support economic growth, job creation and the economic sustainability of the district.

- 6.35 Enhancing digital and physical connectivity will be key to creating prosperous communities, whereby we will work with partners to better connect our places and facilitate resident's access to a wide range of job opportunities and progression within the district.
- 6.36 Ultimately, the Local Plan 2043 will aspire for the district to be where people want to live, work and play; with economic wellbeing, innovation and varied job opportunities being critical to the 'work' aspect of this aspiration.

Question 19: Do you agree with our vision to provide a wider range of higher value employment opportunities within the district?

Supporting mode shift away from the private car

- 6.37 When compared to the national average, a higher proportion of residents in the district travel to work by car or van, demonstrating a higher reliance on the private car. This high car usage results in higher fuel consumption, which in turn leads to a higher level of carbon emissions within the district.
- 6.38 Not only does the reliance on private car travel result in carbon emissions which have an impact on climate change, it also results in air pollution and congestion. In addition, those who do not have access to a car have reduced opportunities to travel and therefore may be disadvantaged or excluded from economic, social and leisure opportunities.
- 6.39 As such, the Local Plan 2043 should aim to reduce the reliance on the private car and support alternative modes of travel including bus, rail, cycling and walking. We will seek to work with transport authorities and providers to improve sustainable transport opportunities so that public transport and active travel are convenient, affordable and efficient ways to travel within the district to support a mode shift away from the car.
- 6.40 In addition, new and innovative modes of transport, such as demand responsive transport, will be supported to expand the quality and quantity of alternative modes to the car. Providing a wider choice of transport will enable greater and fairer travel opportunities for those living, working and playing in the district.
- 6.41 It is also important to consider that whilst improvements for sustainable modes of transport are sought, that Lichfield District is a semi-rural district with a diverse range of settlements located within a diverse rural setting. As such the use of the private car will remain the primary mode of transport for many of our residents and this is likely to continue in the future. Therefore the Local Plan 2043 will need to take a pragmatic approach in relation to reduce the reliance on the private car.
- 6.42 The Local Plan 2043 will also set out that developments that are wholly car dependent or promote unsustainable travel behaviour will not be supported. The application of parking standards, appropriate to the location and sustainability of the development, is a potential policy option to encourage mode shift away from the private car.
- 6.43 Therefore, for the Local Plan 2043 to help reduce the reliance on the car we propose it provides support for sustainable transport improvements including the use of appropriate parking standards relevant to the location of the development.

Question 20: Do you agree with the direction to reduce the reliance on the private car and the ambition to improve alternative sustainable modes of travel?

Objective 9: Addressing pockets of deprivation

- 6.44 The spatial portrait identifies that there are pockets of deprivation within the district, and there is evidence that levels of deprivation are increasing. It is a key aim of [Lichfield District 2050](#) to lift residents out of deprivation.
- 6.45 Deprivation gives an indication of the prosperity and health of communities, therefore, there is a need to address these pockets of deprivation to facilitate prosperous communities across the entirety of the district.
- 6.46 As deprivation is measured based on a range of social, economic and housing issues, these factors need to be addressed in a holistic manner to reduce deprivation in neighbourhoods and wards across the district.
- 6.47 The Local Plan 2043 will seek to support improvements, and better access, to key factors including education, skills, training, health and employment opportunities, which will help reduce levels of deprivation. Therefore, it is important that there is a focus to facilitate access to these opportunities across all neighbourhoods and wards in the district, to support the reduction of deprivation and economic inequality.

Question 21: Do you agree with the need to address pockets of deprivation within the district, by improving access to education, skills, training, health and employment opportunities?

Objective 10: Enhancing the tourist economy

- 6.48 National policy requires tourism to be planned in a sustainable manner which respect the local character and sets out that culture and tourism development (such as theatres, museums and hotels) is a key element of main town centre uses.
- 6.49 Tourism is a vital part of the district's economy, with Lichfield city being a particular focal point. The heritage, character and environment of the district, as well as important attractions (such as Lichfield Cathedral, Chasewater Country Park, Drayton Manor Resort and the National Memorial Arboretum) attract millions of tourists to the district throughout the year.
- 6.50 Our tourist economy generates significant income for local businesses and provides a range of job opportunities across all parts of the district, albeit Lichfield city being a predominant focus. Therefore, the Local Plan 2043 will aim to facilitate Lichfield District's offer as a tourist destination through supporting, protecting, enhancing and promoting existing tourism facilities, as well as the development of new attractions where appropriate.
- 6.51 In addition to improving and additional tourist attractions and facilities, it is recognised that overnight and longer stays are a critical element of tourism within the district. As such, the improvement and addition of overnight accommodate will be encouraged to increase overnight visitor capacity and enable tourists to stay for longer, which in turn will strengthen our tourist economy.

Question 22: Do you agree that we should aim to support the tourist economy, and encourage overnight and longer stays, with Lichfield city being the focal point?

7. Active communities

7.1 The Active Communities section of the Local Plan 2043 will seek to address the following key objectives:

- **Objective 11: Encouraging healthy and active lifestyles**

Objective 11: Encouraging healthy and active lifestyles

7.2 The benefits of staying active are undeniable—it helps prevent various illnesses, enhances wellbeing and aids in managing certain health conditions. For older adults, leading a healthy lifestyle can significantly contribute to maintaining independence for longer. Encouraging children and young people to be more active and adopt healthy habits has far-reaching effects, including developing vital skills like teamwork, resilience and establishing good habits.

7.3 Spatial planning has an important role to play in the creation of healthy, safe and inclusive communities. The environment in which people live significantly influences their health and wellbeing, both physically and mentally. Beyond the direct health benefits, improving the built and natural environment can also shape people’s attitudes, behaviours, and perceptions of their surroundings.

7.4 Physical activity is an essential part of a healthy lifestyle and can have many other benefits for individuals and communities. The UK Chief Medical Officer recommends that adults should complete 150 minutes of moderate intensity physical activity a week. Whilst 59% of the adult population in Lichfield District meet this target, 41% currently do not.

7.5 A review of the council’s evidence base and latest health and wellbeing data has identified the following issues which the Local Plan 2043 may need to address:

- 53% of children and young people in the district are not active for recommended weekly levels.
- 63% of adults in the district were overweight or obese, just slightly under the England average.
- The percentage of children (in Year 6) that are classified as obese is 20%.
- Lichfield district residents are heavily reliant on private cars to travel to work and leisure.
- In March 2024, Lichfield district was ranked 194 out of all 309 English authorities for access to sports and leisure facilities.
- There are a small number of predominantly rural settlements in our district that have no access to amenity greenspaces or children’s equipped play areas.
- There are lengthy waiting lists exceeding 18 months for allotment plots across Lichfield city and the wider district.
- Pockets of the district suffer from poor air quality, particularly around junctions of the A5 and A38.

7.6 We have prepared an [Open Space Assessment](#) which evaluates the quantity and quality of public open spaces and play facilities in the district and identifies gaps in provision. The assessment identifies that broadly, most residents have access to open space and play facilities within walking distance. The [Open Space Assessment](#) provides recommendations in

respect of the quantity and quality standards which new open space will need to be provided to where development takes place.

- 7.7 In addition, we are in the process of updating the Playing Pitch Strategy to assess the current pitch provision in relation to quantity, quality and accessibility. The strategy will also help to identify existing and future requirements for various types of sports pitches and facility enhancements.
- 7.8 The [Settlement Sustainability Study](#) evaluates the availability of facilities which are used to help people live healthy lifestyles, including village halls, community buildings, schools, and places of worship. These facilities provide indoor recreational and leisure activities hosted by various organisations. Protecting and enhancing these community assets is essential, particularly in areas with health inequalities, as they act as hubs for promoting healthy lifestyles and delivering targeted outreach services. The study revealed a concentration of leisure services and facilities in Lichfield city and Burntwood but noted a shortage of leisure and open space facilities in the rural northern part of the district.
- 7.9 Additionally, the Friary Grange Leisure Centre in Lichfield is nearing the end of its operational life, which leaves a significant gap in the provision of indoor sports and swimming facilities in Lichfield city. The Council is leading on the development and delivery of a new leisure centre at Stychbrook Park, with planning approval granted in January 2024. The delivery of this centre is a key component of [Lichfield District 2050](#).
- 7.10 The Local Plan 2043 has a critical role in helping to shape and deliver places to enable people to live healthy and safe lifestyles by facilitating access to a range of high quality and well-maintained open spaces, playing pitches, sport, recreation, play facilities and cultural assets. To achieve this aim, the District Council will look to implement several actions and policies, including but not limited to:
- Encouraging developments and regeneration projects to prioritise infrastructure that promotes active travel, including safe, well-connected walking and cycling routes.
 - Prioritise the provision, protection, and enhancement of community facilities, including sports fields, playgrounds, leisure centres, recreational and community buildings to support active lifestyles.
 - Making sure that new and existing residential areas have convenient access to safe, high-quality open spaces, such as parks, amenity greenspaces, and natural areas.
 - Supporting the provision of allotments and community gardens within new development and protecting existing allotment and community garden sites.
 - Delivering a new leisure facility for Lichfield at Stychbrook Park.
 - Ensuring that the standard of air quality in the district is monitored and maintained/improved.
 - Supporting proposals for new leisure and recreation facilities, particularly in areas where there is an identified deficiency.
- 7.11 The current local plan includes several policies which set out the support for initiatives and development which enable our residents to live healthier and active lifestyles. This includes provides standards for the delivery of new open spaces, pitches and facilities and the protection of existing facilities. This approach has led to increased provision of such facilities within the development which has taken place.

Question 23: We want to make it easier for our residents to live a healthy and active lifestyle, by planning for the protection and delivery of open spaces, leisure and recreation facilities. Do you agree?

8. Green communities

8.1 The Green Communities section of the Local Plan 2043 will seek to address the following key objectives:

- **Objective 12: Tackling the causes and adapt to the effects of climate change.**
- **Objective 13: Protecting and promoting our natural environment.**

Objective 12: Tackling the causes and adapt to the effects of climate change

- 8.2 Mitigating the impacts of climate change is a critical component of the Local Plan 2043, reflecting the urgent need to address one of the most significant challenges of our time. Climate change poses a serious threat to our environment, economy, and quality of life. Rising temperatures, more frequent extreme weather events, and changing precipitation patterns are already affecting our communities, infrastructure, and natural ecosystems.
- 8.3 The council is committed to taking robust action to tackle the local and global threat of climate change, both internally and in partnership with local organisations and residents. We want to minimise our environmental impact by cutting carbon emissions, waste and pollution. In 2019, the council declared a climate emergency and pledged to achieve carbon neutrality district wide by 2050. We have published our [Internal Carbon Reduction Plan](#) and [Carbon Neutral Dashboard](#) in September 2024 which show how, as an organisation, we will look to become carbon natural by 2050.
- 8.4 Through the Local Plan 2043, we will deliver a new place making strategy that will look to reduce the impact of new development on climate change. The local plan will also need to ensure that the district is prepared for the adverse impacts of climate change, such as flooding and adverse weather events. Parts of the district are at risk of flooding, with many hundreds of properties and businesses located within flood zones and many more at risk from surface water flooding. There are also air quality issues in the district, particularly around the A38 and A5. We also know that poor air quality across the region is impacting protected European sites, such as the Cannock Chase Special Area of Conservation. Additionally, the district is home to several historic buildings that will need to be adapted to ensure they remain sustainable and efficient.
- 8.5 Climate change and extreme events will also challenge our wildlife. Temperature increases could result in migration of species or even loss of habitats, whilst drier summers are likely to impact on growth of our flora and its diversity.

Achieving carbon reduction from new development

- 8.6 Central to this objective is the reduction of carbon emissions which is the primary driver of climate change. By setting high standards for energy efficiency in new developments and promoting the use of renewable energy sources, the Local Plan 2043 will help to reduce the district's carbon footprint. This not only helps in tackling climate change but also reduces energy costs for residents and businesses, contributing to long-term economic sustainability.
- 8.7 The Government introduced new Building Regulations which came into effect in June 2022 requiring a 30% reduction on carbon emissions from new homes and a 27% cut in carbon emissions from non-residential buildings. The Government also intends to publish Future Homes and Buildings Standards by 2025 with the intention of reducing carbon emissions further, to 75-80% below the levels allowed by current standards. [Lichfield District 2050](#)

wants new and old housing to help support our ambition to be the greenest district in the country. This could include design features such as green roofs and walls.

- 8.8 We are currently preparing the [Lichfield District Design Code](#) which will require that new residential development should meet the requirements of the Future Homes and Building Standards as a minimum. As such, these requirements will not need to be reproduced in the local plan. However, the council could look to include requirements that go beyond that level of reduction set out in Building Regulations.
- 8.9 We consider there are two options that the Local Plan 2043 could take in relation to achieving carbon reduction in new development:
- Rely on national standards and building regulations to set the carbon reduction levels for new buildings.
 - Look to set carbon reduction standards that are stricter than the proposed Future Homes and Building Standards.

Question 24: How ambitious should the council be in requiring carbon reduction standards for all developments?

Mitigating the impacts of flooding

- 8.10 Flooding can have devastating economic and human consequences. As such, national policy seeks to eliminate, reduce and mitigate the potential for flooding as much as possible through proactive spatial planning. It is predicted that the incidence of flooding will increase because of climate change. Lichfield District will work with partners to prepare a strategic flood risk assessment and water cycle study to ensure that new development is directed away from areas at greatest risk of flooding.

Question 25: Are there any specific measures that you would like to see that could help to mitigate the impact of flooding?

Delivering low carbon and renewable energy infrastructure

- 8.11 To meet the UK-wide 2050 target for reaching net zero emissions, Lichfield will need to increase the provision of local renewable energy as much as possible. Lichfield includes a significant area of Green Belt land along with a variety of other sensitive landscapes. Although these areas could potentially accommodate sensitively designed renewable energy installations, they also offer significant opportunities to deliver environmental benefits through natural climate solutions such as tree planting.
- 8.12 Following the UK general election in July 2024, the Government made it clear that they are committed to doubling onshore wind energy by 2030 by removing the de facto ban on onshore wind in England, in place since 2015. This means that onshore wind applications will be treated in the same way as other energy development proposals and no longer be required to be allocated in a development plan and require community support.
- 8.13 The Local Plan 2043 will support proposals for renewable energy generation, provided that there are no unacceptable adverse impacts on the natural and historic landscape, biodiversity and residential amenity. Proposals for renewable energy development will be directed toward brownfield land or existing buildings where possible.

Question 26: Do you agree that the council should support the delivery of low carbon and renewable energy infrastructure?

Objective 13: Protecting and promoting our natural environment

- 8.14 Lichfield district possesses a rich natural environment and biodiversity, both within the urban and rural areas. There are extensive areas of heathland, ancient woodlands and semi-improved grasslands, along with water features supporting a wide range of flora and fauna. There are several internationally important areas within and close to the district including the Cannock Chase and River Mease Special Areas of Conservation (SACs), several Sites of Special Scientific Interest (SSSI) and the Cannock Chase Area of Outstanding Natural Beauty (AONB).
- 8.15 The natural environment plays an important role in tackling climate change, through for example, the absorption and storage of greenhouse gases and managing flood risk. Trees can provide shade and help to lower the impact of high summer temperatures. The council is committed to using a range of innovative green solutions within the street scene including for example introducing more street trees, increasing biodiverse planting, permeable paving and water gardens, alongside sustainable urban drainage.
- 8.16 National planning policy makes clear that through their local plans authorities must plan appropriately for their natural environment including internationally, nationally and locally important sites.

Biodiversity

- 8.17 The [Environment Act \(2021\)](#) is a landmark legislation that for the first time sets clear statutory targets for restoring the natural environment. The Act requires that developments will now need to ensure there is at least a 10% net gain to biodiversity from 2 April 2024. The council has required and achieved a 20% increase on applications in recent years.
- 8.18 Given the above legislative changes, our natural environment evidence base will need to be updated to ensure that we are able to comply with national planning policy requirements, including the requirement for biodiversity net gain. The council will work in partnership with stakeholders to protect, enhance, and restore the district's existing natural environment and biodiversity green infrastructure assets.

Question 27: Should the council establish standards that exceed the statutory 10% biodiversity net gain requirement for development?

Protected environmental sites

- 8.19 The River Mease Special Area of Conservation is located in the north-east of the district. Evidence prepared to support the current Local Plan Strategy identified that development within the water catchment of the river likely to have negative impacts on the water quality, habitats and species of the river system (primarily through the introduction of phosphates). Lichfield District Council is part of the River Mease Special Area of Conservation partnership and has worked jointly with North West Leicestershire District Council and South Derbyshire District Council to develop a mitigation strategy which prevents harm arising to the SAC.
- 8.20 The National Forest is a landscape orientated initiative working across 200 square miles of the midlands, seeking to restore and transform the landscape following the closure of many mineral extraction activities and link the two ancient woodlands of Charnwood Forest and Needwood Forest. Whilst most of the National Forest lies beyond Lichfield district, a small area around Alrewas and including the National Memorial Arboretum does lie within its defined boundaries.

- 8.21 Cannock Chase Special Area of Conservation is located just outside our district. The Cannock Chase SAC is one of the most important areas in the UK for European dry heath land and is the most extensive in the West Midlands. We are a member of the Cannock Chase SAC Partnership which works together to prevent damage to the SAC.
- 8.22 The partnership commissioned several evidence base studies which highlighted a range of impacts on the SAC arising from high visitor numbers. The studies also indicated that the increase in visitor numbers resulting from proposed new housing growth identified in local plans within a 15km radius of the SAC is likely to have a significant effect unless measures are taken to prevent harm. To address these potential impacts the SAC partnership has developed a range of mitigation measures to ensure that new residential development does not adversely affect the Cannock Chase SAC. Funding to support the delivery of these management measures is derived from a per dwelling contribution paid by each net new dwelling built within the 15km Zone of Influence.
- 8.23 There is a legal duty on Local Planning Authorities when determining planning applications and producing plans to take account of the potential impacts of any new development on the integrity of the SAC. If any potential negative impacts are identified, the council must either refuse development, or ensure that appropriate mitigation measures are in place to enable the proposed development to proceed.
- 8.24 Through the Local Plan 2043, the council will support cross boundary working to ensure that important environmental sites such as the Cannock Chase AONB & SAC, the National Forest and River Mease SAC are protected and enhanced.

Green infrastructure

- 8.25 Green infrastructure comprises a network of multi-functional green and blue spaces, such as parks, woodlands, waterways, street trees, wildlife sites and private gardens. These assets, which may be publicly or privately owned and span administrative boundaries, are vital for biodiversity, landscape preservation and climate change adaptation. The National Planning Policy Framework encourages a strategic approach to creating and protecting these networks, which also support healthy lifestyles and help mitigate the effects of global warming.
- 8.26 To support the Local Plan 2043, the council will undertake a green infrastructure study. This study will identify sub-regional and local green infrastructure assets within the district, enabling the creation of policies to protect, enhance, restore and expand these networks. The evidence gathered will support partnerships and initiatives like canal networks, the Transforming the Trent Valley partnership, Forest of Mercia, National Forest, and Areas of Outstanding Natural Beauty.
- 8.27 The council will seek opportunities to create new, interconnected networks of diverse, multi-functional green spaces across the district. Efforts are already in progress to establish a green corridor between Burntwood and Lichfield, providing a safe and sustainable walking and cycling route. Through [Lichfield District 2050](#) we want to identify two new local nature reserves by 2050. Initial steps have been taken to establish the location of these and will be supported through the new local plan.

Question 28: Do you agree with the proposed approach to supporting the development of green networks across the district? Are there any specific green infrastructure issues that should be addressed?

Open countryside

- 8.28 The countryside is defined as the largely undeveloped area that separates cities, towns and villages. Much of the landscape of Lichfield district consists of the wide areas of countryside separating our settlements. 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.
- 8.29 The Local Plan 2043 will seek to protect the countryside from inappropriate development which would cause environmental harm. The open countryside contains many sensitive areas, including its landscapes and areas of ecological, historic, archaeological, agricultural and recreational value. The district council recognises the economic role of the countryside and wealth of resources it provides and will actively manage change through its development management function.

Question 29: Do you agree with the proposed approach to protecting the countryside?

Trees, woodlands & hedgerows

- 8.30 An important part of the landscapes of the district are the trees and hedgerows which line our streets, fields and create areas of woodland and tranquillity. Trees, woodlands and hedgerows, contribute enormously to the character of many parts of Lichfield district. They are very important visual elements in the landscape and can soften and give a context to development, providing focal points and screening unsightly areas from view.
- 8.31 Trees and woodlands can also help to reduce noise, reduce air pollution, sequester atmospheric carbon, modify microclimates and provide natural flood mitigation. Furthermore, they provide habitats for wildlife, help to stabilise soil against erosion.
- 8.32 Mature trees, woodlands, and hedgerows are vulnerable to the effects of development, whether through direct removal or indirect impacts from construction and future site use. Given the significant time and expense required to replace mature features, along with their valuable contribution to the quality of development, they should be preserved and protected whenever possible.
- 8.33 The Local Plan 2043 will seek to protect and maintain the existing tree, hedgerow and woodland cover in Lichfield district, compensate for any losses and encourage where possible the planting of new trees.

Question 30: Do you agree that the Local Plan should contain a specific policy for the protection and management of trees, woodlands and hedgerows? Are there any other related issues that should be addressed?

Landscape character

- 8.34 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 the district's landscape is affected by change arising from development, mineral working, agriculture and climate change.

- 8.35 There are parts of the district where landscape priorities have already been established through plans and strategies, including those that relate to Cannock Chase AONB, Central Rivers Initiative and the National Forest. We will continue to work with stakeholders to support initiatives to protect and enhance such landscapes.

Question 31: Do you agree with the proposed approach to enhance and protect the district's landscape character? Are there any other landscape character issues that should be addressed?

- 8.36 The Local Plan 2043 will support the overarching green communities strategic objective with a suite of policies relating to specific environments and natural resources. These policies will include but are not limited to:
- Green Belt and Local Green Spaces.
 - Internationally important natural environments such as the Special Areas of Conservation, including Cannock Chase SAC and the River Mease SAC.
 - Natural and historic landscapes.
 - Water quality.
 - Biodiversity and habitats including seeking to deliver an overall net gain for biodiversity.
 - Green Infrastructure and connectivity.

Question 32: Are there any other natural environment issues that the Local Plan 2043 should consider?

9. Evidence for the Local Plan 2043

- 9.1 National policy requires local plans to be based upon a robust and proportionate technical evidence base. The evidence base is critical to ensuring that the council has a thorough understanding of the needs and issues and plans for these accordingly.
- 9.2 An extensive body of evidence, background documents and data covering a wide range of issues has been prepared to support the existing (and the withdrawn) local plan. Much of this evidence will still be relevant to the Local Plan 2043. Further evidence has been produced to support this consultation and more evidence will be gathered to support the local plan as it progresses to ensure it remains up to date and relevant.
- 9.3 We have reviewed our existing evidence base to understand what may need to be updated or replaced as we progress the Local Plan 2043. [Appendix B](#) sets out the detail of this review and lists the evidence and background documents which have supported the local plan to date and lists further evidence work required to support the plan as it progresses.
- 9.4 We are seeking views as to whether the local plan should make use of other existing evidence or if any other new evidence is needed to support the local plan.
- 9.5 All our evidence is available on the [council's website](#).

Question 33: Do you agree that the evidence and other documents listed in Appendix B will be sufficient to support the Local Plan 2043?

Appendix A: Review of existing policies

A.1 Table A1 provides the summary of the review of the policies in the adopted Local Plan Strategy and Local Plan Allocations documents. This identifies where policies require amending or replacing, minor amendments or where a policy which is no longer needed. This can be dependent on several factors, including whether there has been a change to national policy, a change in circumstance (for example where development of a site has been completed) or whether the policy needs to be updated and informed by evidence.

A.2 Each policy is categorised following the review as follows:

Policy required to be amended or replaced
Policy to require minor amendments
Policy is no longer required and can be deleted

Table A 1: Review of existing policies

Policy	Document and category	Comments
Core Policy 1: The Spatial Strategy	Local Plan Strategy	The Spatial Strategy will need to provide the strategic direction for growth in the district beyond the current plan period to 2043. There is an increase in pressure for development, including consideration of the housing shortfall arising in the Greater Birmingham and Black Country Housing Market Area. The Spatial Strategy will need to consider a new settlement, as set out in the Lichfield District 2050 Strategy.
Core Policy 2: Presumption in Favour of Sustainable Development	Local Plan Strategy	Policy is rarely used in decision making and replicates NPPF wording. Paragraph 36 of the Plan Making PPG states that there is no need for a plan to directly replicate the wording of Paragraph 11 of the NPPF in a policy.
Core Policy 3: Delivering Sustainable Development	Local Plan Strategy	The Code for Sustainable Homes has been withdrawn. Policy will need to be amended in light of changes to the NPPF and updated evidence base.
Policy SC1: Sustainability Standards for Development	Local Plan Strategy	Significant changes in national policy in relation to sustainability standards and building regulations. Policy will need to reflect national and local net zero carbon targets. Policy will also need to reflect the recently adopted Lichfield District Design Code.

Policy	Document and category	Comments
Policy SC2: Renewable Energy	Local Plan Strategy	Needs to take account of changes to the NPPF and net zero targets both locally and nationally. Consideration of LDC's climate and nature recovery emergency, declared in 2019.
Core Policy 4: Delivering our Infrastructure	Local Plan Strategy	Policy to be reviewed in light of new spatial strategy and updates to the Infrastructure Delivery Plan and Infrastructure Funding Statement.
Policy IP1: Supporting & Providing our Infrastructure	Local Plan Strategy	Policy to be reviewed in light of updated Infrastructure Delivery Plan and Infrastructure Funding Statement.
Policy IP2: Lichfield Canal	Local Plan Allocations	Parts of the canal route have been completed. Policy should be amended to reflect this.
Core Policy 5: Sustainable Transport	Local Plan Strategy	Some of the projects have been delivered. Policy needs to be reviewed and amended to reflect updated transport evidence and national policy.
Policy ST1: Sustainable Travel	Local Plan Strategy	Some of the projects have been delivered. Policy to be reviewed to reflect current transport priorities.
Policy ST2: Parking Provision	Local Plan Strategy	Policy to be reviewed to reflect updated evidence base.
Policy ST3: Road Line Safeguarding	Local Plan Allocations	Project has been delivered.
Policy ST4: Road and Junction Improvements – Lichfield City	Local Plan Allocations	Review policy to reflect updated transport evidence.
Policy ST5: Road and Junction Improvements – Fradley	Local Plan Allocations	Review policy to reflect updated transport evidence.
Core Policy 6: Housing Delivery	Local Plan Strategy	Policy will need to consider revised NPPF, local housing need and potentially housing requirements from the wider housing market area.
Policy H1: A Balanced Housing Market	Local Plan Strategy	Policy will need to reflect updated evidence base.

Policy	Document and category	Comments
Policy H2: Provision of Affordable Homes	Local Plan Strategy	Policy will need to reflect updated evidence base and recent requirement in national policy for at least 10% of the total number of homes on a major development to be available for affordable home ownership or the more recent Written Ministerial Statement and national planning guidance relating to First Homes.
Policy H3: Gypsies, Travellers & Travelling Showpeople	Local Plan Strategy	Policy will need to reflect updated evidence base and changes to NPPF guidance.
Core Policy 7: Employment & Economic Development	Local Plan Strategy	Policy will need to reflect updated evidence base and will be linked to/influence housing growth.
Policy EMP1: Employment Areas & Allocations	Local Plan Allocations	Policy requires significant amendments to reflect amended spatial strategy, changes to use classes legislation, NPPF and evidence base. Allocations within policy to be reviewed as some have been completed.
Core Policy 8: Our Centres	Local Plan Strategy	Policy will need to reflect updated evidence base. Hierarchy will need to be updated based on the Settlement Sustainability Study.
Core Policy 9: Tourism	Local Plan Strategy	Policy will require minor amendments to incorporate the Lichfield District 2050 Strategy and Lichfield City Centre Masterplan.
Policy E1: Retail Assessments	Local Plan Strategy	Much of this policy was superseded by Policy Lichfield 3: Lichfield Economy in the Local Plan Allocations. Policy will need to be significantly amended and reviewed to reflect updated retail evidence.
Policy E2: Service Access to our Centres	Local Plan Allocations	Minor amendments required to reflect updated evidence and Lichfield District Design Code.
Policy E3: Shop fronts and advertisements	Local Plan Allocations	Minor amendments required to reflect Lichfield District Design Code.
Core Policy 10: Healthy & Safe Lifestyles	Local Plan Strategy	Policy to be reviewed to reflect updated evidence and Lichfield District 2050 Strategy.

Policy	Document and category	Comments
Core Policy 11: Participation in Sport & Physical Activity	Local Plan Strategy	Policy requires minor amendments to reflect updated evidence
Core Policy 12: Provision for Arts and Culture	Local Plan Strategy	Policy requires minor amendments to reflect updated evidence
Policy HSC1: Open Space Standards	Local Plan Strategy	Policy to be updated to support new strategic allocations and updated Open Spaces Assessment.
Policy HSC2: Playing Pitch & Sport Facility Standards	Local Plan Strategy	Review in light of updated Open Space Assessment and Playing Pitch Strategy.
Core Policy 13: Our Natural Resources	Local Plan Strategy	Under the Environment Act 2021, most development will be required to deliver a minimum biodiversity net gain of 10% from February 2024. Policy will need to be reviewed to reflect this, along with updates to Cannock Chase & River Mease SAC mitigation schemes.
Policy NR1: Countryside Management	Local Plan Strategy	Policy requires minor amendments to reflect updated evidence and national policy.
Policy NR2: Development in the Green Belt	Local Plan Strategy	Requires significant amendments to reflect changes to NPPF.
Policy NR3: Biodiversity, Protected Species & their Habitats	Local Plan Strategy	Requires significant amendments to reflect changes to NPPF and new biodiversity net gain process.
Policy NR4: Trees, Woodland & Hedgerows	Local Plan Strategy	Policy requires minor amendments to reflect updated evidence and NPPF.
Policy NR5: Natural & Historic Landscapes	Local Plan Strategy	Policy requires minor amendments to reflect updated evidence and NPPF.
Policy NR6: Linked Habitat Corridors & Multi-functional Greenspaces	Local Plan Strategy	Policy requires amendments to reflect updated evidence, NPPF and biodiversity net gain legislation.

Policy	Document and category	Comments
Policy NR7: Cannock Chase Special Area of Conservation	Local Plan Strategy	Policy requires minor amendments to reflect updated evidence and NPPF.
Policy NR8: River Mease Special Area of Conservation	Local Plan Strategy	Policy requires minor amendments to reflect updated evidence and NPPF.
Policy NR9: Water Quality	Local Plan Strategy	Policy to be reviewed to reflect updated evidence and NPPF.
Policy NR10: Cannock Chase Area of Outstanding Natural Beauty	Local Plan Allocations	Minor amendments required to ensure policy reflects latest Cannock Chase AONB evidence.
Policy NR11: National Forest	Local Plan Allocations	Minor amendments required to ensure policy reflects other strategic objectives and policies in the plan.
Core Policy 14: Our Built & Historic Environment	Local Plan Strategy	Requires significant amendments to reflect updated evidence, including the new Lichfield District Design Code.
Policy BE1: High Quality Development	Local Plan Strategy	Requires significant amendments to reflect updated evidence, including the new Lichfield District Design Code.
Policy BE2: Heritage Assets	Local Plan Allocations	Minor amendments required to reflect NPPF and updated evidence
Policy Lichfield 1: Lichfield Environment	Local Plan Strategy	Policy will be reviewed to reflect the amended spatial strategy. Will need to reflect updated evidence and Lichfield District Design Code.
Policy Lichfield 2: Lichfield Services & Facilities	Local Plan Strategy	Policy will be reviewed to reflect the amended spatial strategy and updated evidence, including the new Lichfield District Design Code and Birmingham Road Site Design Code. The policy will need to reflect progress on Lichfield City Centre regeneration initiatives and the proposed new leisure centre.

Policy	Document and category	Comments
Policy Lichfield 3: Lichfield Economy	Local Plan Allocations	Policy requires significant amendment to reflect updated evidence base. The policy will need to respond to the introduction of Use Class E which means that some use changes can be made potentially without planning permission, such as shops becoming financial services, offices, or even light industrial uses. In some circumstances changes to residential uses is possible through permitted development rights (Policy Lichfield 3 in Local Plan Allocations document replaced Policy Lichfield 3 in Local Plan Strategy).
Policy Lichfield 4: Lichfield Housing	Local Plan Strategy	Policy is linked to strategic development allocations that have been delivered.
Policy Lichfield 5: East of Lichfield (Streethay)	Local Plan Strategy	Development of allocation completed therefore policy is no longer required.
Policy Lichfield 6: South of Lichfield	Local Plan Strategy	Development of allocation under construction but not yet complete. The allocation should be carried forward until all phases are under construction or completed.
Policy Burntwood 1: Burntwood Environment	Local Plan Strategy	Policy will be reviewed to reflect the amended spatial strategy. Will need to reflect updated evidence and Design Code. St Matthews Estate was removed from the Green Belt through the Local Plan Allocations and this reference can therefore be deleted.
Policy Burntwood 2: Burntwood Services & Facilities	Local Plan Strategy	Policy will be reviewed to reflect the amended spatial strategy and updated evidence, including the new Lichfield District Design Code. The policy will need to reflect progress on Burntwood Town Centre initiatives.
Policy Burntwood 3: Burntwood Economy	Local Plan Allocations	Policy requires significant amendment to reflect updated evidence base and Lichfield District 2050 Strategy (Policy Burntwood 3 in Local Plan Allocations document replaced Policy Burntwood 3 in Local Plan Strategy).
Policy Burntwood 4: Burntwood Housing	Local Plan Strategy	Policy is linked to strategic development allocations that have been delivered.
Policy Burntwood 5: East of Burntwood Bypass	Local Plan Strategy	Development of allocation completed therefore policy is no longer required.

Policy	Document and category	Comments
Policy: North of Tamworth	Local Plan Strategy	Development of allocation (see Policy NT1) under construction but not yet complete. The allocation should be carried forward until all phases are under construction or completed.
Policy: East of Rugeley	Local Plan Strategy	Development of allocation completed therefore policy is no longer required. Policy R1: East of Rugeley Housing Land Allocations within Local Plan Allocations is for adjacent site.
Policy Rural 1: Rural Areas	Local Plan Strategy	Settlement specific policies linked to Core Policy 1 - The Spatial Strategy. As this is reviewed, all associated policies will be reviewed.
Policy Frad 1: Fradley Environment, Policy Frad 2: Fradley Services & Facilities, Policy Frad 3: Fradley Economy, Policy Frad 4: Fradley Housing	Local Plan Strategy	Settlement specific policies linked to Core Policy 1 - The Spatial Strategy. As this is reviewed, all associated policies will be reviewed.
Policy Alr 1: Alrewas Environment, Policy Alr 2: Services & Facilities, Policy Alr 3: Alrewas Economy, Policy Alr 4: Alrewas Housing	Local Plan Strategy	Settlement specific policies linked to Core Policy 1 - The Spatial Strategy. As this is reviewed, all associated policies will be reviewed.
Policy Arm 1: Armitage with Handsacre Environment, Policy Arm 2: Armitage with Handsacre Services & Facilities, Policy Arm 3: Armitage with Handsacre Economy, Policy Arm 4: Armitage with Handsacre Housing	Local Plan Strategy	Settlement specific policies linked to Core Policy 1 - The Spatial Strategy. As this is reviewed, all associated policies will be reviewed.
Policy Faz 1: Fazeley, Mile Oak & Bonehill Environment, Policy Faz 2: Fazeley, Mile Oak & Bonehill Services & Facilities, Policy Faz3: Fazeley, Mile Oak & Bonehill Economy, Policy Faz 4: Fazeley, Mile Oak & Bonehill Housing	Local Plan Strategy	Settlement specific policies linked to Core Policy 1 - The Spatial Strategy. As this is reviewed, all associated policies will be reviewed.
Policy Shen 1: Shenstone Environment, Policy Shen 2: Shenstone Services & Facilities, Policy	Local Plan Strategy	Settlement specific policies linked to Core Policy 1 - The Spatial Strategy. As this is reviewed, all associated policies will be reviewed.

Policy	Document and category	Comments
Shen 3: Shenstone Economy, Policy Shen 4: Shenstone Housing		
Policy Whit 1: Whittington Environment, Policy Whit 2; Whittington Service & Facilities, Policy Whit 3: Whittington Economy, Policy Whit 4: Whittington Housing	Local Plan Strategy	Settlement specific policies linked to Core Policy 1 - The Spatial Strategy. As this is reviewed, all associated policies will be reviewed.
Policy Rural 2: Other Rural Settlements	Local Plan Strategy	Settlement specific policies linked to Core Policy 1 - The Spatial Strategy. As this is reviewed, all associated policies will be reviewed.
Policy LPR: Local Plan Review	Local Plan Allocations	The policy specifies the need for a plan review by December 2021. Between 2018 and 2023, the council undertook work on a new Local Plan, known as the Local Plan 2040. The council took the decision to cease work on the Local Plan 2040 and withdrew it from its examination in October 2023 to commence work on this new Local Plan.
Policy LC1: Lichfield City Housing Land Allocations, Policy LC2: Lichfield City Mixed-Use Allocations	Local Plan Allocations	Policy will need be reviewed considering the updated spatial strategy and housing evidence. Allocations which have been delivered to be removed with existing undelivered allocations to be maintained where evidence demonstrates these are deliverable.
Policy B1: Burntwood Housing Land Allocations, Policy B2: Burntwood Mixed-Use Allocations	Local Plan Allocations	Policy will need be reviewed considering the updated spatial strategy and housing evidence. Allocations which have been delivered to be removed with existing undelivered allocations to be maintained where evidence demonstrates these are deliverable.
Policy NT1: North of Tamworth Housing Land Allocations	Local Plan Allocations	Policy will need be reviewed considering the updated spatial strategy and housing evidence. Allocations which have been delivered to be removed with existing undelivered allocations to be maintained where evidence demonstrates these are deliverable.
Policy R1: East of Rugeley Housing Land Allocations	Local Plan Allocations	Policy will need be reviewed considering the updated spatial strategy and housing evidence. Allocations which have been delivered to be removed with existing undelivered allocations to be maintained where evidence demonstrates these are deliverable.

Policy	Document and category	Comments
Policy F1: Fradley Housing Land Allocations	Local Plan Allocations	Development of allocation completed therefore policy is no longer required.
Policy A1: Alrewas Housing Land Allocations	Local Plan Allocations	Policy will need be reviewed considering the updated spatial strategy and housing evidence. Allocations which have been delivered to be removed with existing undelivered allocations to be maintained where evidence demonstrates these are deliverable.
Policy AH1: Armitage with Handsacre Housing Land Allocations	Local Plan Allocations	Policy will need be reviewed considering the updated spatial strategy and housing evidence. Allocations which have been delivered to be removed with existing undelivered allocations to be maintained where evidence demonstrates these are deliverable.
Policy FZ1: Fazeley, Mile Oak & Bonehill Housing Land Allocations	Local Plan Allocations	Policy will need be reviewed considering the updated spatial strategy and housing evidence. Allocations which have been delivered to be removed with existing undelivered allocations to be maintained where evidence demonstrates these are deliverable.
Policy GT1: Gypsy and Traveller Site Allocations	Local Plan Allocations	Development of allocation completed therefore policy is no longer required.
Policy S1: Shenstone Housing Land Allocations	Local Plan Allocations	Policy will need be reviewed considering the updated spatial strategy and housing evidence. Allocations which have been delivered to be removed with existing undelivered allocations to be maintained where evidence demonstrates these are deliverable.
Policy W1: Whittington Housing Land Allocations	Local Plan Allocations	Policy will need be reviewed considering the updated spatial strategy and housing evidence. Allocations which have been delivered to be removed with existing undelivered allocations to be maintained where evidence demonstrates these are deliverable.
Policy OR1: 'Other Rural' Housing Land Allocations	Local Plan Allocations	Policy will need be reviewed considering the updated spatial strategy and housing evidence. Allocations which have been delivered to be removed with existing undelivered allocations to be maintained where evidence demonstrates these are deliverable.

Appendix B: Review of our evidence base

B.1 Table B1 provides the detail of the review of our existing evidence base and sets out where we consider further work is required to support the preparation of the Local Plan 2043.

Table B 1: Evidence base

Evidence	Status	Why we need it	Further work required
Sustainability Appraisal Scoping Report (SA)	Published August 2024.	To comply with legislation and inform the local plan.	Sustainability Appraisal is an iterative process carried out throughout the plan's preparation.
Sustainability Appraisal Local Plan 2043: Issues and Options	Published October 2024.		
Habitats Regulation Assessment (HRA) Habitat Regulations Assessment: Local Plan 2043 Issues and Options	Published October 2024.	To assess the potential effects of the Local Plan on European sites of conservation/biological importance. Required by UK legislation.	Habitat Regulations Assessment to be carried out throughout the plan's preparation.
Open Space Assessment	Updated and published September 2024.	To inform open space standards.	Assessment to be updated and published when appropriate.
Housing and Economic Development Needs Assessment (HEDNA)	Update commissioned. Work paused awaiting update to NPPF.	To understand housing and employment needs.	To be updated and published following consideration of issues in relation to changes to national policy.
Gypsy and Traveller Accommodation Assessment (GTAA)	Published November 2019.	To understand the gypsy and traveller accommodation needs.	To be updated to inform publication.
Settlement Sustainability Study	Published September 2024.	Assesses settlements and infrastructure capacity and constraints.	Assessment to be update and published when appropriate.
Infrastructure Delivery Plan (IDP)	Published June 2021.	Identifies the infrastructure required to support the delivery of the Local Plan.	To be updated to inform publication.
Infrastructure Funding Statement (IFS)	Published December 2023	To inform infrastructure funding decisions.	Required to be updated and published annually by December.
Playing Pitch Strategy	Update commissioned. To be completed 2025.	To inform sports and recreation provision.	Assessment to be update and published when appropriate.
Five Year Housing Land Supply	Published July 2024.	To provide the current position in terms of the	Required to be updated and published annually.

Evidence	Status	Why we need it	Further work required
		five-year supply of both housing sites and sites for gypsy and traveller needs.	
Strategic Housing Land Availability Assessment (SHLAA)	Published July 2024.	To understand the availability of potential land for housing development.	Required to be updated and published annually.
Housing Land Small Sites Completion Schedule	Published July 2024.	To provide a list of all completed sites and sites with planning permission which are below the thresholds used within the SHLAA.	Updated and published annually as part of SHLAA.
Affordable Housing Viability Assessment	Published 2012.	No longer required. To be included as part of full plan viability evidence.	To be included as part of full plan viability evidence.
Brownfield Land Register	Published July 2024.	To comply with legislation and to understand our supply of brownfield land which is suitable for residential development.	Required to be updated and published annually.
Urban Capacity Assessment	Published October 2019.	To assess the possible supply of land within the urban areas of our settlements.	To be updated.
Housing Site Selection	-	To inform the selection of sites for proposed allocations.	Site selection evidence to be prepared and published as plan progresses.
Greater Birmingham and Black Country HMA Strategic Growth Study	Published February 2018.	Consideration of housing need across the housing market area, including levels of unmet need and consideration of options to address such issues.	Authorities within the housing market area, including Lichfield, to commission updated study.
Employment Land Availability Assessment (ELAA)	Published July 2024.	To understand the availability of potential land for employment development.	Required to be updated and published annually.
Employment Land and Small Sites Completion Schedule	Published July 2024.	To provide a list of all completed sites and sites with planning permission which are below the thresholds used within the ELAA.	Updated and published annually as part of ELAA.

Evidence	Status	Why we need it	Further work required
Employment Land Capacity Assessment	Published 2016.	No longer required. HEDNA to incorporate review of existing employment land.	No longer required.
Green Belt Review	Stage 1 published September 2020 Stage 2 published March 2021	To understand the role of the green belt within the district and if changes to the green belt boundary are required.	Will need to be updated to take account of any changes to national policy in respect of Green Belt.
Green Belt Village Study	Published March 2021.	To assess washed over Green Belt villages in order to determine whether land meets the purposes of the Green Belt.	To be considered as part of update to Green Belt Review.
Strategic Flood Risk Assessment and Water Cycle Study	Level 1 published October 2019. Level 2 published October 2020. Water Cycle Study February 2020.	To provide evidence in relation to flooding and identify capacity issues and infrastructure required in relation to water and waste water.	To be updated. Level 2 to be updated to inform future proposed allocations.
Lichfield District Integrated Transport Strategy (Staffordshire County Council)	Published November 2015.	Identifies local transport challenges and opportunities to inform and support the delivery of the local plan.	Staffordshire County Council to update.
Staffordshire Local Transport Plan 2011 (Staffordshire County Council)	Published 2011. Lichfield District Transport Data Plan published August 2024.	Informs transport provision across the county.	Staffordshire County Council to update by December 2024.
Air Quality Annual Status Report 2023	Published October 2023.	To comply with legislation and identify actions to improve air quality across the district.	To be updated as air quality management areas are monitored by environmental health.
Assessment of Air Quality Impacts on European Sites in Staffordshire, Wolverhampton, Walsall, Sandwell, and Dudley	Draft report August 2024.	Provides an assessment of air quality impacts at relevant protected European sites.	To be published.
Staffordshire Climate Change Adaptation & Mitigation Study 2020	Published November 2020.	To inform climate, energy and sustainability policies.	To be updated.

Evidence	Status	Why we need it	Further work required
Cannock Chase AONB Management Plan	Published April 2019.	To inform Cannock Chase SAC policies.	To be reviewed in 2025.
Cannock Chase SAC Strategic Access Management & Monitoring Measures Detailed Implementation Plan: Car Parking	Published March 2020.	To inform Cannock Chase SAC policies.	To be reviewed in 2025.
Nature Recovery Network Mapping (Staffordshire Wildlife Trust)	Published June 2020.	To understand the biodiversity and habitat networks across the district.	Update not required.
Green Infrastructure Study	-	Provide study and assessment of green and blue infrastructure within district to inform nature related policies.	To be prepared.
Lichfield Centres Report	Published 2017.	To understand retail and office requirements for the district including consideration of boundaries of our centres.	To be updated.
Historic Environment Character Assessment (Staffordshire County Council)	Published February 2009.	Provides an overview of the historic environment of Lichfield district.	Update not required.
Heritage Impact Assessments	-	Considers the heritage impacts of future allocated sites.	To be prepared to inform publication plan.
Local Plan Viability Assessment	Published September 2020.	To understand if the Local Plan is financially viable and can support the delivery of planning obligations.	To be updated and inform publication plan.
Call for Sites Schedule	Published July 2024.	To inform land availability evidence.	To be updated following future call for sites processes.

Appendix C: Schedule of consultation questions

1. Do you agree that the new local plan should cover the period of 2022 to 2043?
2. Do you agree that we need to review our existing local plan policies as set out at Appendix A?
3. Do you agree with the proposed approach for the vision for the Local Plan 2043?
4. Do you agree with the key issues and objectives we have identified?
5. Do you agree that the standard method should be used as the starting point for setting out housing requirement, noting that this could become mandatory and increase significantly under proposed changes to national policy?
6. We will not be able to meet our housing requirements with existing sites, previously developed sites and other sites within our urban areas. Do you agree that we should look elsewhere in the district for sites, including potentially a new settlement, to meet our needs?
7. Which of the broad spatial options identified do you think is the most appropriate for the district or do you think there are any others options we should consider?
8. Do you agree we should specify the exact level of affordable homes that we will require from a development?
9. How do you think we should plan for meeting specialist housing needs within the district, should we identify specific sites for the needs of older people?
10. Which approach in respect of self-build and custom housebuilding do you think is the most appropriate?
11. Which option, or combination of options, in respect of meeting the needs of gypsy and travellers do you think is most appropriate?
12. What do you think are the main issues or deficits in our existing infrastructure provision?
13. Do you agree we should continue to seek contributions from developers to deliver infrastructure?
14. Do you agree with the proposed approach to heritage assets and the historic environment? Are there any other specific heritage and built environment issues that should be addressed?
15. Do you agree with the use of the Lichfield District Design Code to supplement policy and set clear guidelines for the design of future development in the district?
16. Do you agree that we should continue to prioritise previously developed sites and sites within our existing employment areas to meet our employment needs before considering new sites?
17. Which of the broad spatial options identified to you think is the most appropriate or do you think there are other options which we need to consider?
18. Do you agree with the approach to identifying our town centre boundaries and the focus on regenerating Burntwood town centre and Lichfield city centre?
19. Do you agree with our vision to provide a wider range of higher value employment opportunities within the district?

20. Do you agree with the direction to reduce the reliance on the private car and the ambition to improve alternative sustainable modes of travel?
21. Do you agree with the need to address pockets of deprivation within the district, by improving access to education, skills, training, health and employment opportunities?
22. Do you agree that we should aim to support the tourist economy, and encourage overnight and longer stays, with Lichfield city being the focal point?
23. We want to make it easier for our residents to live a healthy and active lifestyle, by planning for the protection and delivery of open spaces, leisure and recreation facilities. Do you agree?
24. How ambitious should the council be in requiring carbon reduction standards for all developments?
25. Are there any specific measures that you would like to see that could help to mitigate the impact of flooding?
26. Do you agree that the council should support the delivery of low carbon and renewable energy infrastructure?
27. Should the council establish standards that exceed the statutory 10% biodiversity net gain requirement for development?
28. Do you agree with the proposed approach to supporting the development of green networks across the district? Are there any specific green infrastructure issues that should be addressed?
29. Do you agree with the proposed approach to protecting the countryside?
30. Do you agree that the Local Plan should contain a specific policy for the protection and management of trees, woodlands and hedgerows? Are there any other related issues that should be addressed?
31. Do you agree with the proposed approach to enhance and protect the district's landscape character? Are there any other landscape character issues that should be addressed?
32. Are there any other natural environment issues that the Local Plan 2043 should consider?
33. Do you agree that the evidence and other documents listed in Appendix B will be sufficient to support the Local Plan 2043?

Glossary

Adoption: The final confirmation of a development plan of local development document as having a statutory status by a local planning authority (LPA).

Affordable housing: Affordable housing includes; housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one of more of the following definitions: affordable housing for rent; starter homes; discounted market sales housing; other affordable routes to home ownership.

Affordable rent: Affordable rented homes are made available to tenants at up to a maximum of 80% of market rent and are allocated in the same way as present social housing.

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.

Authority Monitoring Report (AMR) – formerly Annual Monitoring Report: A report published by Local Planning Authorities assessing Local Plan 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. As required as part of the Habitats Regulations Assessment (as grandfathered into UK legislation).

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.

Biodiversity: The whole variety of life encompassing all genetics, species and ecosystem variations. This includes diversity within species, between species and of ecosystems.

Brownfield development or sites (previously developed land (PDL)): Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or was last occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill, where provision for restoration has been made through development management procedures; land in built-up areas such as residential gardens, parks, recreation grounds and allotments; and land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape.

Community Infrastructure Levy (CIL): A charge on development, calculated on a £ per square meter basis of development as set out within the adopted CIL Charging Schedule. CIL is intended to be used to help fund infrastructure to support the development of an area rather than making an individual planning application acceptable in planning terms. CIL does not replace Section 106 agreements.

Conservation area: Areas of special architectural or historic interest, the character, appearance or setting of which it is desirable to preserve or enhance.

Developer contributions (planning obligations): Monetary and/or other 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.

Employment Land Availability Assessment (ELAA): An assessment of potential employment sites to inform the Local Plan. The ELAA 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 capacity within employment areas and a range of other sites that have been submitted for consideration. The ELAA is not a policy document, but identifies the range of sites that are being given further consideration through the formulation of the Local Plan.

Evidence base: The information and data gathered by local authorities to justify the “soundness” of the policy approach set out in Local Plan and supporting documents, including physical, economic, and social characteristics of an area. This includes consultation responses.

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.

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: 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.

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.

Habitat Regulations Assessment: See appropriate assessment.

Historic environment: Designated and non-designated heritage assets such as those which are identified in 'made' neighbourhood plans, Historic Environment Record, locally listed buildings, historic landscape, veteran trees, historic hedgerows, historic shop fronts, skylines, archaeology (including that which is undiscovered).

Historic environment character area (HECA): An area of defined character in the landscape, such as medieval field patterns.

Heritage assets: A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).

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.

Housing association (HA) or Registered social landlord (RSL): Private, non-profit organisations that provide social housing for people in need of a home.

Housing Market Area (HMA): 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.

Indices of multiple deprivation (IMD): The index combines several 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.

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 Local Plan.

Integrated Care Board (ICB): Integrating Care Boards are NHS organisations to organise the planning and delivery of NHS services in England. They replace Clinical Commissioning Groups.

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 (e.g. HomeBuy), other low cost homes for sale and intermediate rent.

Local centre: Small shops and perhaps limited services, serving a small catchment. Sometimes also referred to as a local neighbourhood centre or key rural centre.

Local Development Scheme (LDS): Document which sets out the timescales associated with the progression of the council's Local Plan and development plan documents.

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 Plan Strategy: The adopted Local Plan Strategy contains the broad policy directions and long-term strategy to manage development, infrastructure and services across the district to 2029. The strategy consists of strategic policies which set out how the strategy will be implemented and monitored. The Local Plan Strategy was adopted on 17 February 2015.

Local Plan Allocations: Second part of the adopted Lichfield District Local Plan which contains policy-based allocations to manage development within the district to 2029. The Local Plan Allocations document was adopted in July 2019.

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 1,000 square metres or more.

Mitigation: Measures to avoid, reduce or offset the significant adverse effects of an external factor e.g. lessening the effects of climate change.

National Forest: A national project for woodland creation, tourism and economic revival.

National Planning Policy Framework (NPPF): Document containing all national planning policy first published in 2012 and updated in December 2023. The National Planning Policy Framework replaced all previously issued Planning Policy Statements and Planning Policy Guidance Notes.

National Planning Practice Guidance (PPG): An online resource containing the governments updated planning practice guidance which supports the NPPF. The online guidance is updated on a regular basis.

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 and semi-natural greenspace: Includes woodlands, wetlands, urban forestry, Local Geological Sites, 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: A group of essential local services which may comprise a shop, post office, take away, health centre and a pharmacy. See also, local centre.

Neighbourhood plan: An area based plan prepared by its community as defined in the Neighbourhood Planning (General) Regulations 2012. Once 'made' a neighbourhood plan becomes part of the development plan for the area.

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.

Phasing: Distinct stages of development implemented in a sequential manner appropriate to demand.

Previously developed land (PDL): See also definition for brownfield land or sites. Land which is currently or has in the past been occupied by a permanent structure and associated infrastructure.

Policies map: A map(s) of the district which accompany the Local Plan which shows planning policy designations spatially.

Regeneration: The economic, social and environmental renewal and improvement of rural and urban areas.

Registered provider (RP) or registered social landlord (RSL): See also definition for housing association. Is the generic name for all social landlords who provide low-cost social housing for people in housing need on a non-profit making basis.

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.

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.

Site of Biological Importance (SBI): A non-statutory designation used to protect locally valued sites of biodiversity. Also referred to as Local Wildlife Sites.

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).

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 now grandfathered into UK legislation.

Staffordshire Strategic Partnership (SSP): A framework for all agencies, sectors and partners to work collectively to promote the economic, social and environmental wellbeing 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 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 Local Plan. The 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 Local Plan.

Supplementary planning document (SPD): An SPD is a document that supports the Local Plan. It may cover a range of issues, thematic or site specific, and provides further detail of policies and proposals in a 'parent' Local Plan.

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 now grandfathered into UK legislation.

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/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 (sustainable urban 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.

Transforming the Trent Valley Partnership: A partnership approach to managing the River Trent and River Tame in the region between Tamworth and Burton upon Trent.

Transport 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.

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.

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.

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.

Water Framework Directive (WFD): A European Union Directive, now grandfathered into UK legislation, committing member states to achieve good qualitative and quantitative status of all water bodies by 2015.

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.