



Lichfield District **LOCAL PLAN REVIEW** 2020 - 2036

Scope, Issues & Options
Executive Summary



Local Plan Review introduction

Lichfield District Council is reviewing its Local Plan with the aim to create a new Local Plan that will provide direction on the future growth of the area.

The new Local Plan will go from 2020 to 2036, and will help to make sure Lichfield District provides homes, jobs, facilities and services to meet the needs of its population in a sustainable way, while protecting and enhancing the area's environment and heritage.

Once adopted it will replace the current [Local Plan Strategy](#) (which was adopted in 2015) and the [Local Plan Allocations](#) document, which is expected to be adopted in 2018. Until the time the new Local Plan is adopted we will continue to use the existing Local Plan Strategy when making planning decisions.

The Local Plan Review is separate to the ongoing work on the Local Plan Allocations document. The Allocations document will complete the current Local Plan and will be presented to members of the district council in May 2018 before being submitted for its examination.

Scope, Issues & Options

The first stage of the Local Plan Review is this Scope, Issues & Options consultation. The Scope, Issues & Options document begins to consider some of the key issues facing the district and a number of potential solutions.

We are now seeking your views on what you consider to be the key issues that impact on the district, and your thoughts on some of the possible ways to address these.

The Scope, Issues & Options document does not allocate land nor provide preferences for where development will be located. It poses a series of questions designed to provide information on the issues and options which have been identified. Feedback to this consultation will then be considered and inform the Local Plan Review.

You can help shape the future of Lichfield District and be involved with the Local Plan Review. You can view, make comments and register for alerts on all future consultations by using our dedicated consultation portal at: <http://lichfielddc-consult.limehouse.co.uk/portal>

The consultation runs from **Monday 30 April 2018 until 5pm Monday 11 June 2018**. All comments must be submitted by this time if they are to be considered. More information about the consultation and the Local Plan Review is available on our website at www.lichfielddc.gov.uk/localplan2036

Comments can be submitted online at: <http://lichfielddc-consult.limehouse.co.uk/portal>

Alternatively you can email comments to: developmentplans@lichfielddc.gov.uk

Or by post, by writing to us at:

Spatial Policy & Delivery, Lichfield District Council, District Council House, Frog Lane, Lichfield, Staffs WS13 6YZ





What is the Local Plan?

The Local Plan is a document produced that sets out a vision and framework for the future development of the area. It will determine where certain types of development, including new homes, new businesses, new shops and facilities will be located, and includes policies which we will use when considering planning applications.

We have a current Local Plan, which was adopted in 2015. However, these plans must be updated and continually revisited to make sure they continue to be the most appropriate plan for the district. The existing Local Plan provided a commitment to review the Local Plan and this document is the first stage in this process.

Local plans cover a specific time period, with the current Local Plan going from 2008 to 2029. National guidance from the Government recommends that Local Plans should cover a period of at least 15 years following its adoption. As such we think the Local Plan Review should cover the period 2020 to 2036. This would give a plan period of 16 years once the plan is adopted, which we hope it will be by 2020.

Local plans are required to be based on a large and detailed ‘[evidence base](#)’ which must be kept up to date. Throughout the Local Plan Review evidence will be reviewed, updated and new evidence published. All of this information will be available on the council’s website for residents and stakeholders to read and consider.

Lichfield District context & spatial portrait

The Local Plan Review will consider some of the key facts and features of Lichfield District and its population. The following tables show how Lichfield District compares to other areas locally and nationally.

Table 1: District population & ethnicity

Population	Lichfield	West Midlands	England
Total	103,061 (100%)	2,928,067	55,268,067
0 - 14	15.9%	17.7%	17.5%
15 - 64	60.9%	62.5%	64.6%
65 +	23.2%	19.71%	17.8%
Ethnicity			
White	96.7%	82.8%	85.5%
Mixed	1.1%	2.4%	2.2%
BAME	2.3%	14.9%	12.7%
Life expectancy			
Male	79.9	78.9	79.5
Female	83.1	82.9	83.2

Lichfield District is well connected to the national transport network with good links to Birmingham and the West Midlands, along with excellent links to the rest of the county. These links mean Lichfield District is attractive to businesses and employers who will assist in driving economic prosperity. This does mean that large numbers of residents commute for work, often to higher paid jobs outside the district.



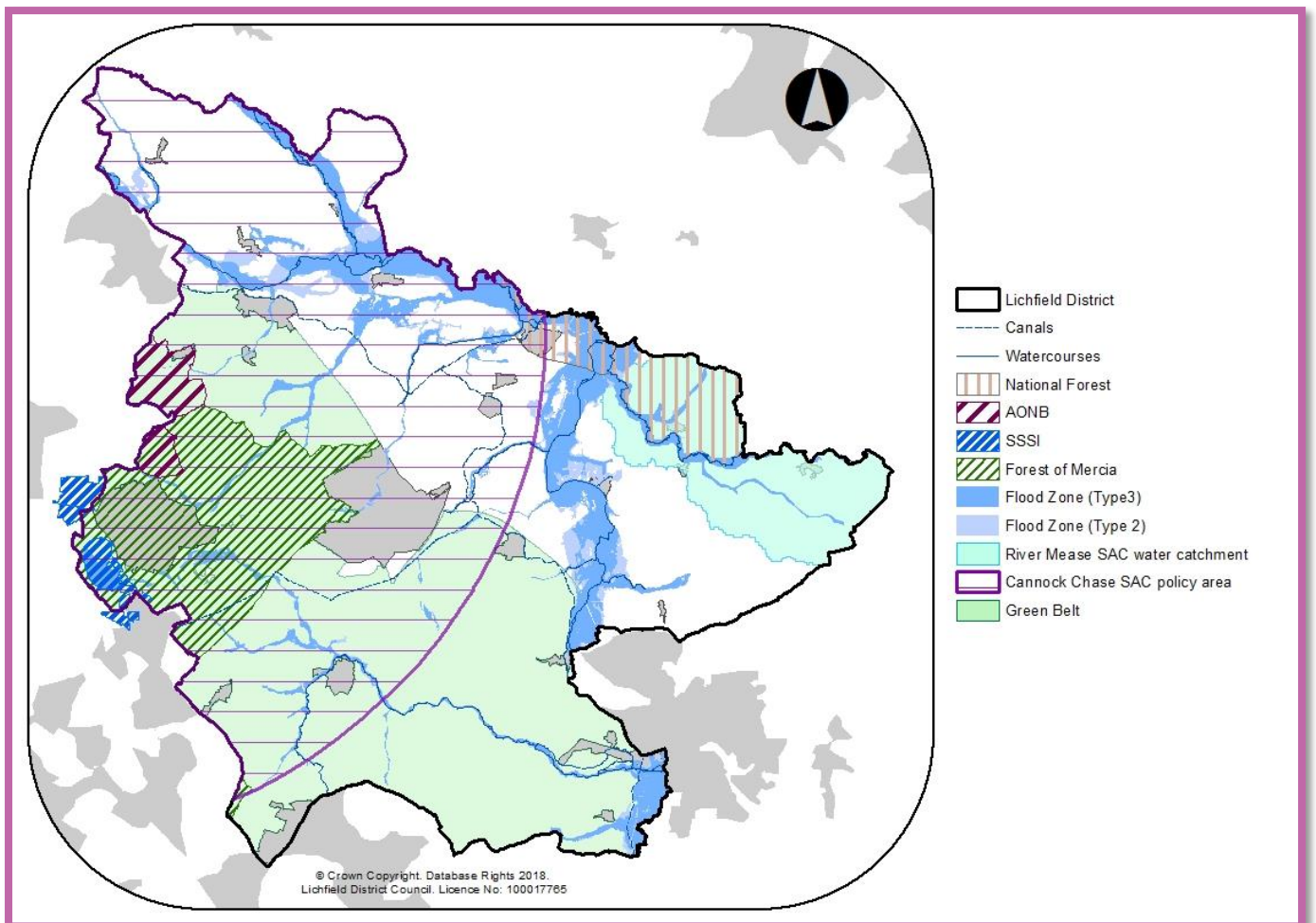


Table 2: Weekly earnings

Weekly pay (Full time)	Lichfield	West Midlands	Great Britain
Earnings by resident of district	£659	£508	£541
Earnings by workplace within district	£531	£510	£540

The district benefits from a varied and attractive landscape, including internationally important areas for wildlife and a rich historic environment, including many significant heritage assets. The following map illustrates some of these important aspects of the district’s environment.

Map 1: Lichfield’s natural environment



The [full Scope, Issues & Options](#) document provides a detailed analysis of the key facts and features of the district to make sure that the Local Plan Review is based on a detailed knowledge of the area and its people.





What's in the Local Plan Review?

The Scope, Issues & Options document begins the process of reviewing our current Local Plan. As part of this the [full document](#) includes a sections which start to consider aspects of the current Local Plan:

Evidence Base Review: The Local Plan will be supported by a detailed evidence base. We are seeking your views on which parts of this evidence base need to be updated and what new evidence we might need to collect. Our assessment of this evidence can be viewed within the [full Scope, Issues & Options document](#).

Current Policy review: The new Local Plan will eventually replace the current Local Plan and its policies. We have reviewed our policies to set out which we consider need to be updated and where new policies may be needed, and we are seeking your views on this. This assessment can be viewed within the [full Scope, Issues & Options document](#).

Issues: Through careful analysis, the Local Plan Review will set out what we consider to be the key issues facing the district. These can be viewed within the [full Scope, Issues & Options document](#).

Vision: The Local Plan Review will need to establish a clear vision to set out what the District should look like by 2036. The vision within the current Local Plan is considered to be broadly appropriate and can be viewed within the [full Scope, Issues & Options document](#).

Strategic Objectives: The Local Plan Review will need to include clear objectives to help tackle the issues and deliver the vision of the Local Plan. The current Local Plan includes 15 objectives, many of which are still appropriate. We're seeking your views on this – find out more in the [full Scope, Issues & Options document](#).

Types of levels of growth and possible growth options

All local plans set out how the development and infrastructure needs of an area will be delivered. While we do not yet know the levels of growth we need to plan for, the Local Plan Review will need to consider the following types of development:

- Housing, including affordable and market homes and provision to meet the needs of Gypsies and Travellers. This will also include helping other local authorities meet their needs.
- Economic growth, including creating new jobs and providing new areas for businesses to grow and locate.
- Our centres, including new retail, commercial and offices.
- Infrastructure, including schools, roads, health facilities and open spaces, which will need to be delivered to support other development.

Greater detail on the types and possible levels of growth is included within the [full Scope, Issues & Options document](#).





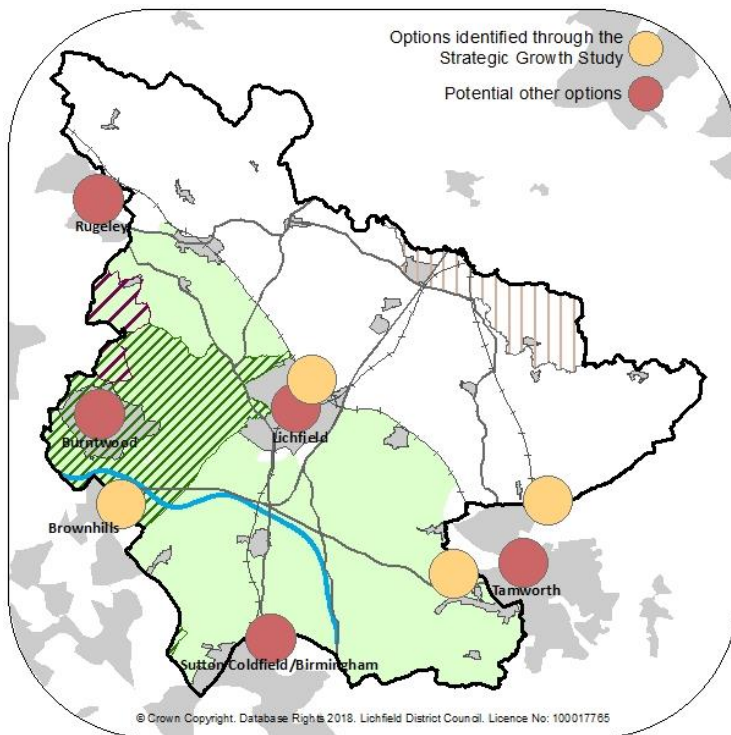
Possible options for growth

The Local Plan Review will then need to consider a range of options to deliver the development which Lichfield District needs. The [Scope, Issues & Options document](#) presents a number of broad possible options to deliver this growth and seeks your views on these. Each option is considered in greater detail within the [full Scope, issues & Options document](#). The options presented are:

- Residential option 1: town focused development
- Residential option 2: town and key rural village focused development
- Residential option 3: dispersed development
- Residential option 4: new settlements
- Employment option 1: expansion of existing employment locations
- Employment option 2: new locations

The options illustrated on the following diagrams are illustrative and do not represent specific sites. These should be considered as broad areas of search within the individual option.

Residential option 1: town focused development



Opportunities

- New housing focussed on existing built up areas.
- Development takes place close to where the need arises.
- Areas are generally better served by public transport.
- Development sites likely to be closer to areas of employment.
- Much of the infrastructure is already in place.

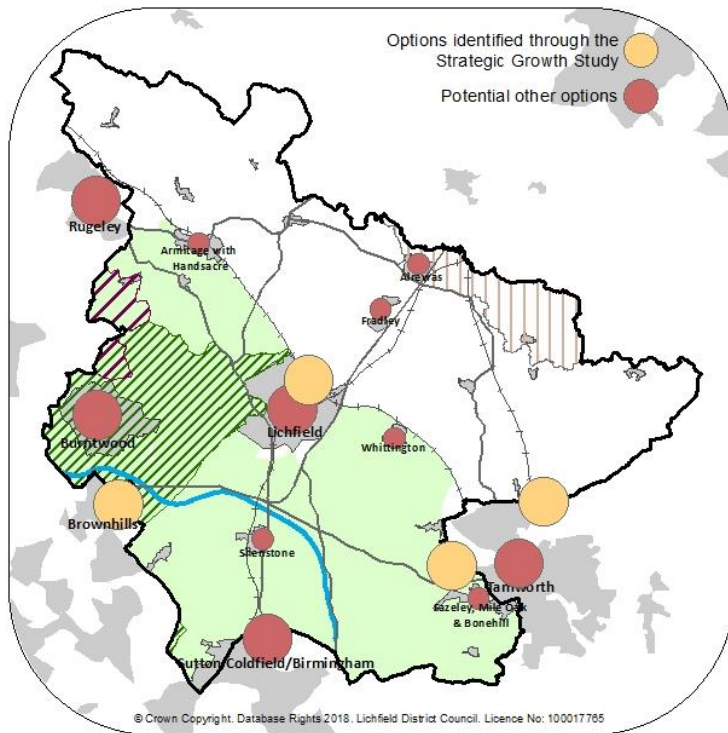
Challenges

- Rural areas could stagnate and increase issues of affordability.
- May require changes to green belt.
- Potential lack of green space close to where people live.
- Increased pressure on services.
- Potential impact on historic assets.





Residential option 2: town and key rural village focused development



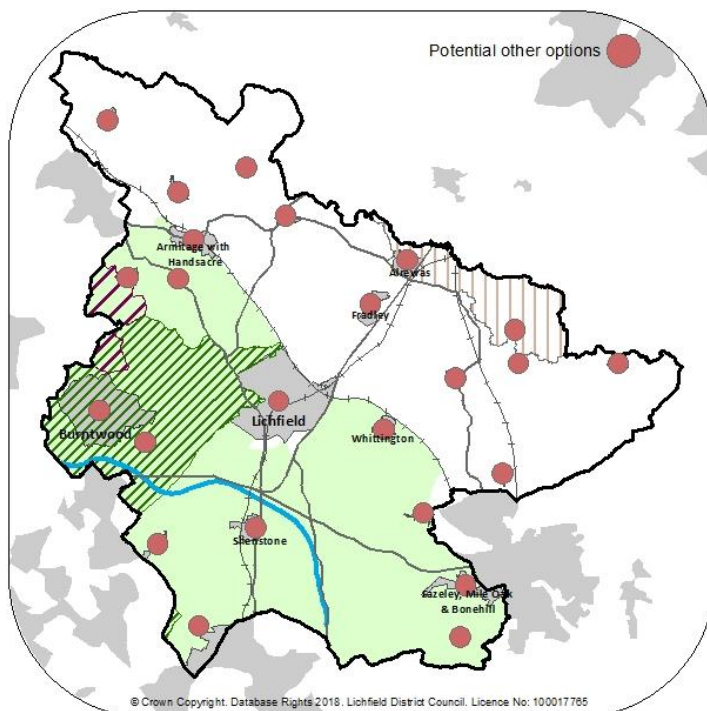
Opportunities

- Development focussed across the most sustainable settlements.
- Use of existing infrastructure and supports rural services and facilities.
- New homes across the district means better choice for residents.
- More dispersed development could assist with affordability issues.
- Greater access to the countryside for residents.

Challenges

- Increased reliance on private cars due to lack of public transport.
- May require changes to green belt.
- Development sites are more likely to be greenfield as there is less brownfield land.
- Smaller villages may lose services and facilities.
- Sites will tend to be smaller and smaller sites have more limited ability to fund infrastructure improvements.

Residential option 3: dispersed development



Opportunities

- Benefits of new development would be spread across the district.
- Meet rural housing needs directly where they arise.
- Support for current services in smaller villages.

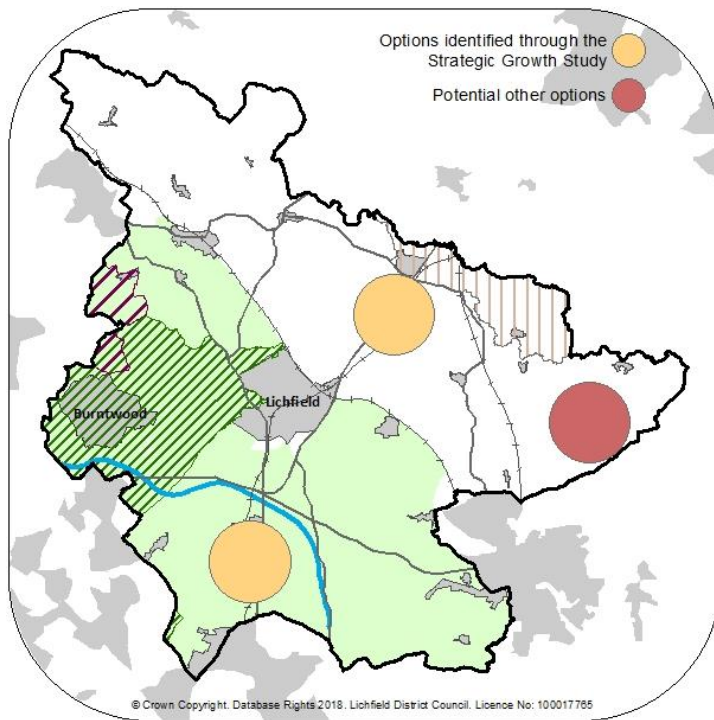
Challenges

- Increased reliance on private cars due to lack of public transport.
- May require changes to green belt.
- Development sites are more likely to be greenfield as there is less brownfield land.
- Likely to encourage higher levels of commuting to work.





Residential option 4: New settlements



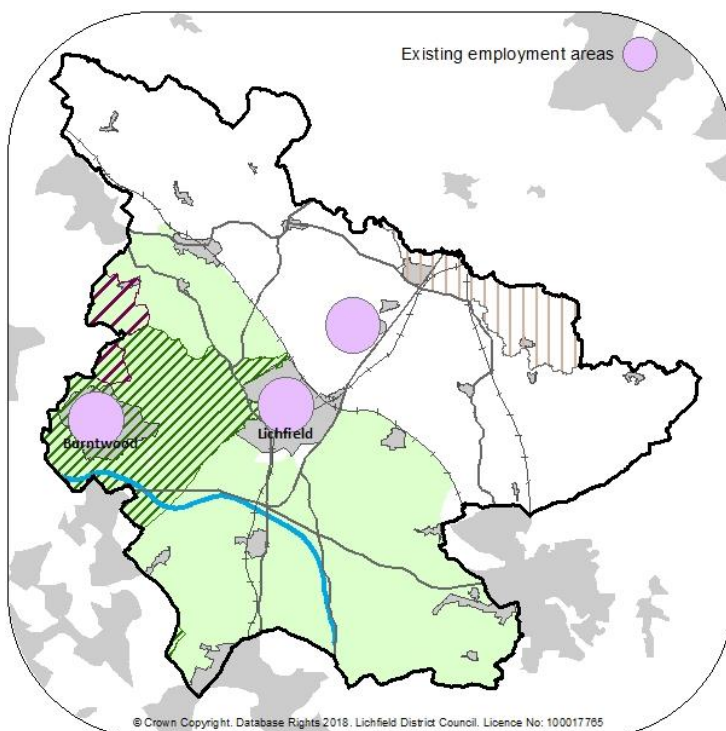
Opportunities

- Concentrated growth provides opportunities of significant new infrastructure.
- New homes and new employment development to be co-located.
- Meet significant proportion of housing need and provide for high levels of affordable housing provision.

Challenges

- Requires significant new infrastructure to be made sustainable.
- Less support for existing services and facilities.
- Lengthy lead in to delivery of new homes and slower delivery due to risk or market saturation.

Employment option 1: expansion of existing employment areas



Opportunities

- New employment focussed on existing built up areas.
- New jobs located closest to existing residential areas.
- Areas are generally better served by public transport.
- Much of the infrastructure is already in place.

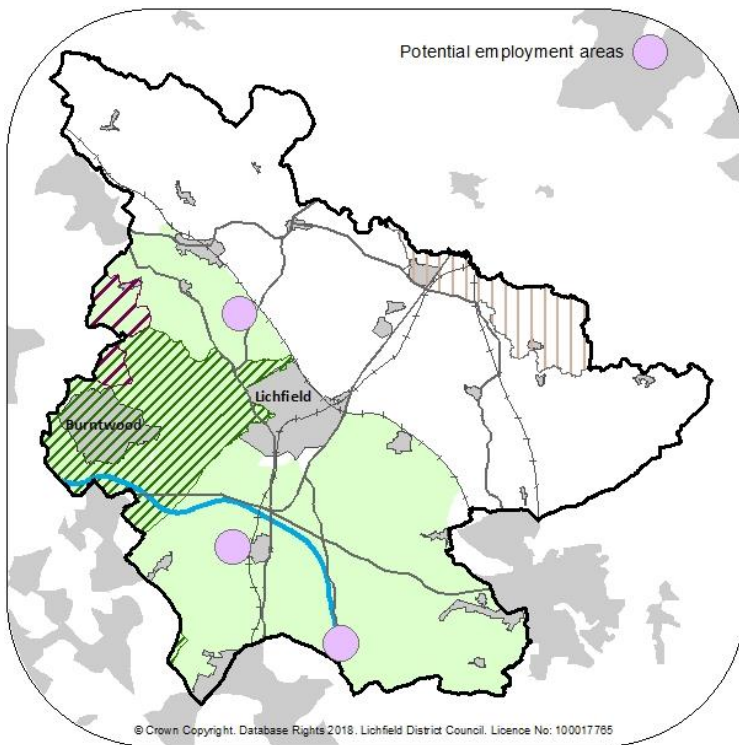
Challenges

- Other areas could stagnate.
- Focusing on existing employment locations could increase commuting.
- Increased pressure on services.
- Potentially insufficient land to meet development needs.





Employment option 2: new locations



Opportunities

- Concentrated growth provides opportunities of significant new infrastructure.
- Potential to deliver new employment close to major roads and infrastructure.
- New homes and new employment development to be co-located.
- Provide large scale growth to meet needs.

Challenges

- Some options may be within the green belt.
- Requires significant new infrastructure to be made sustainable.
- Does not support existing services and facilities.

All these possible options will be explored through the ongoing work on the Local Plan Review. It could be that a combination of these growth options are required to meet the issues identified and provide the right growth strategy for Lichfield District until 2036.

To find out more details please see the [full Scope, Issues & Options document](#).

The consultation runs from **Monday 30 April 2018 until 5pm Monday 11 June 2018**. All comments must be submitted by this time if they are to be considered. More information about the consultation and the Local Plan Review is available on our website at www.lichfielddc.gov.uk/localplan2036

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Consultation questions

Within the Local Plan Review: Scope, Issues & Options document we ask a number of questions, which we are asking you to consider as part of this consultation. Your answers will help to shape further stages of the Local Plan Review. The table below lists all the questions asked within the Scope, Issues & Options document - these can be viewed in context within the full document.

You will need to read the full [Scope, Issues & Options document](#) to see all of the information relating to each question.

Questions can be answered by using our online [consultation portal](#).

Question Number	Question
Question 1	Do you think the plan period of 2020 -2036 is appropriate? If not please suggest a more suitable plan period.
Question 2	Which part of the evidence base do you consider remain relevant and which parts do you consider need to be updated or replaced? Are there any other evidence base studies which are required, and if so, why?
Question 3	Do you consider all the key strategic cross boundary issues have been identified above? If not, what other issues should we be working with our partners to address? Are there any mechanisms you would recommend for solving cross boundary issues?
Question 4	Do you agree that the policies listed above (Table 1.2 in full document) need to be significantly amended or replaced? Do you consider there are any other policies that need to be significantly amended or replaced?
Question 5	Do you agree that the policies listed above (Table 1.3 in full document) require minor amendments? Do you consider there are any other policies that only require minor amendments?
Question 6	Do you agree that the policies listed above (Table 1.4 in full document) require no change and can be rolled forward as part of the Local Plan Review? Do you consider there are any other policies that can be rolled forward and added to the Local Plan Review?
Question 7	Do you consider any additional policies are required? If so, what policies are required and why?
Question 8	Do you consider that we have identified the main issues facing the district? If not, are there any other issues that you think need to be explored further or addressed through the Local Plan Review?
Question 9	Do you agree that the vision and approach set out in the Local Plan remains broadly relevant? If not why not, and what alternative would you suggest?
Question 10	Do you agree that the strategic priorities remain broadly relevant for the Local Plan Review? Do the strategic priorities reflect the key issues identified? If not, how should they changed or amended?
Question 11	Do you think the Local Plan Review should consider the inclusion of a density policy?
Question 12	How should Lichfield District Council assist in meeting unmet needs arising from within the Greater Birmingham Housing Market Area?
Question 13	Should the Local Plan Review identify specific sites for the provision of self-build and custom house building plots? And/or should the Local Plan Review require





	certain developments to provide a proportion of their site as serviced plots to be made available for self-build and custom house building?
Question 14	Are there any other options which could be used to assist in meeting an identified self-build and custom house build need?
Question 15	Should the council continue to prioritise sustainable settlements and the A5 and A38 road corridors for the potential provision of sites to meet the identifiable need for Gypsy and Traveller sites? If not where would other potential options be located?
Question 16	The Gypsy and Traveller Accommodation Assessment was previously jointly prepared with Tamworth Borough Council. Do you consider the combined area of Lichfield District and Tamworth Borough is appropriate for the update, if not what other geography do you consider should be assessed and why?
Question 17	Do you agree that the retail and office requirements as set out within the Local Plan Allocations document, based upon the Lichfield Centres Study, remain appropriate for the purposes of the Local Plan Review?
Question 18	Do you agree that Lichfield District Council should consider progressing supporting Development Plan Documents (such as Area Action Plans, Development Briefs or Supplementary Planning Documents) for Lichfield City Centre and Burntwood Town Centre as part of the Local Plan Review? Do you think there are any other locations within the district which would benefit from the production of further DPDs?
Question 19	Are there any other types of development that we need to consider?
Question 20	Are there any other types of development that we need to consider?
Question 21	Do you think that focusing development around the existing main urban areas is an appropriate option for growth?
Question 22	Are there any other opportunities or challenges that should be considered for this option?
Question 23	Do you agree that focusing development around existing town centres and key rural settlements is an appropriate option for growth?
Question 24	We have previously identified Alrewas, Armitage with Handsacre, Fradley, Fazeley, Mile Oak & Bonehill, Shenstone and Whittington as key rural settlements. Do you agree with the identification of these villages as key rural settlements?
Question 25	Are there any other opportunities or challenges that should be considered for this option?
Question 26	Which rural settlements do you consider are suitable for further development under this option? Are there any other settlements where village settlement boundaries may be required?
Question 27	Are there any other opportunities or challenges that should be considered for this option?
Question 28	Do you agree with the identified locations for potential new settlements to meet this option?
Question 29	If not, are there any other locations that would be preferable and deliverable?
Question 30	Are there any other opportunities or challenges that should be considered for this option?
Question 31	Do you agree that employment development should be focused on the existing employment areas? Located at Burntwood, Fradley and Lichfield City?
Question 32	Are there any other existing employment areas which should be considered for expansion?
Question 33	Are there any other opportunities and challenges that should be considered for this option?





Question 34	Do you agree with the identified locations for potential new areas for employment development?
Question 35	Are there any other locations which should be considered which would be more preferable and deliverable?
Question 36	Are there any other opportunities or challenges that should be considered for this option?
Question 37	Are there any alternative options that should be considered, or a combination of the spatial options identified? Please provide details.
Question 38	Do you agree that the proposed Infrastructure Delivery Plan (IDP) structure will enable the effective articulation of infrastructure requirements associated with the Local Plan?
Question 39	Do you consider the prioritisation of infrastructure a useful tool to enable delivery?
Question 40	Do you consider with the identified prioritisation categorise and their definition?
Question 41	Do you consider the extent of the evidence base studies outlined above (with Appendix D of the full document) is sufficient to provide a sound basis for the development of an IDP?
Question 42	Does your organisation have an adopted strategy or action plan which could influence the What, Where, When section of the IDP? If yes, please list the documents you would like to be considered for inclusion.
Question 43	Do you agree that the proposed stakeholder engagement process will result in the identification of infrastructure requirements and enable the delivery of those requirements?

