

## **Lichfield ADPD**

### **Draft Main Modifications**

#### **MM1: Local Plan Review – new policy**

*Suggested new policy as follows:*

Lichfield District Council shall carry out an early review of the Local Plan for Lichfield that will be submitted to the Secretary of State for Examination in accordance with the latest Local Development Scheme or no later than the end of December 2021. This review shall replace the adopted Local Plan Strategy (LPS) 2008-2029 in all aspects and therefore be a comprehensive review. This Plan will extend the existing plan period to at least 5 years beyond the end of the current LPS and it shall review as a minimum the following matters:

- The housing requirement for Lichfield and the potential for housing land supply to meet this need.
- Any unmet housing need arising from the Greater Birmingham and Black Country Housing Market Area (GBBCHMA), inclusive of any unmet housing need arising from Tamworth Borough and the appropriate level of contribution within the District of Lichfield in line with ongoing technical work and the requirements of policy TP48 of the adopted Birmingham Development Plan (BDP).
- Employment land requirements for Lichfield as identified through a comprehensive evidence basis.
- Lichfield's potential role in meeting any wider unmet employment needs through the Duty to Co-operate (DTC).
- The appropriateness of the existing settlement hierarchy and the strategic distribution of growth in light of new housing, employment and other service/infrastructure needs.
- Gypsy, Traveller and Travelling Showpeople (GTTS) provision.
- A comprehensive Green Belt Review either in partnership with relevant neighbouring authorities or in close consultation with these authorities through the DTC, to inform any further Green Belt release to accommodate new development within the District.

#### **MM2 Local Plan Review - supporting text**

*Suggested supporting text, which needs to include reference to and a statement regarding the extent of, the unmet housing needs of Greater Birmingham and the Black Country, with the recognition that the needs of Tamworth form part of this consideration. The text should also include a commitment to continued joint working with the GBHMA authorities, with the aim of working positively towards a Memorandum of Understanding or Statement of Common Ground, for housing and employment land provision, GTTS provision and Green Belt Review.*

### **MM3 Key development principles for the Housing Land Allocation to the North of Tamworth – amendment to policy NT1**

*Suggested policy amendment as follows:*

Within the Arkall Farm Housing Land Allocation, as identified in the inset map attached to policy NT1, the approved Masterplan identifies a range of land uses, open spaces and transport routes and their relationship both to each other and to the existing development in the vicinity of the site. Proposals should accord with the approved Masterplan, including the following key development considerations:

### **MM4 Key development principles for the Housing Land Allocation to the East of Rugeley – amendment to policy R1.**

*Suggested policy amendment as follows:*

Within the East of Rugeley Housing Land Allocation, as identified in the inset map attached to policy R1, the approved Masterplan identifies a range of land uses, open spaces and transport routes and their relationship both to each other and to the existing development in the vicinity of the site. Proposals should accord with the approved Masterplan, including the following key development considerations:

### **MM5 Key development principles for the Housing Land Allocation at Watery Lane – amendment to policy OR7.**

*Suggested policy amendment as follows:*

Within the Watery Lane Housing Land Allocation, as identified in the inset map attached to policy OR7, the approved Masterplan identifies a range of land uses, open spaces and transport routes and their relationship both to each other and to the existing development in the vicinity of the site. Proposals should accord with the approved Masterplan, including the following key development considerations:

### **MM6 Protection of Employment Land – amendment to policy EMP1**

*Suggested policy amendment as follows: Add the following text to the end of the existing policy (paragraph 5 onwards):*

(Para 5) Development proposals outside the traditional employment use classes (B1, B2 and B8) will be supported on existing and allocated employment sites, where the development proposals clearly demonstrate the potential job creation on these sites, and provided that they do not undermine or constrain the main purpose of the employment allocation. Proposals for retail or leisure uses on existing or allocated employment sites will be permitted providing they are

related in scale and use to the primary employment focus of the site and would have no adverse impact on the vitality and viability of the employment area.

(Para 6) Development proposals outside the traditional employment uses classes (B1, B2 and B8) for non-employment generating uses will be supported on existing and allocated employment sites, if it is demonstrated that the continued use of a site, or its development for employment for employment uses, is not viable, through the provision of: (i) details of comprehensive marketing of the site for at least 12 months and appropriate to the prevailing market conditions; and (ii) a financial appraisal that demonstrates that the development of any employment generating use is unviable,

(Para 7) Development proposals outside the traditional employment uses classes (B1, B2 and B8) for non-employment generating uses will be supported on existing and allocated employment sites, if it is demonstrated that the continued use of a site, or its development for employment for employment uses causes/or would lead to site-specific, environmental problems, such as noise, pollution of traffic generation, recognising the environmental benefits to be gained by redeveloping these sites for non-employment generating uses.

#### **MM7 Protection of Employment Land – supporting text**

*Suggesting supporting text which needs to include reference to both the need to safeguard employment in the interests of securing a sustainable balanced between the provision of homes and jobs and the need to provide flexibility in bringing forward sites in existing/allocated employment use that have no reasonable prospect of being used for such a use and to be consistent with national policy. It is therefore clear that the Plan needs to set out the parameters of an independent assessment so that existing and allocated employment sites can be considered for alternative uses, such as housing.*