

Lichfield District



Local Plan Allocations Open Consultation

[Regulation 18 Consultation](#)

[August – October 2016](#)

Local Plan Allocations Open Consultation – Regulation 18 Consultation

The Local Plan Strategy was adopted in February 2015 and formed the first part of the new Lichfield District Local Plan. It sets out the spatial strategy and strategic planning policy for the District between 2008 and 2029. The Local Plan Strategy makes clear that a second document; the Local Plan Allocations will be progressed to consider a range of issues and add further detail to the strategic policy within the adopted plan.

Lichfield District Council is currently preparing the aforementioned Local Plan Land Allocations document. This document principally seeks to:

- Identify land allocations associated with meeting the growth requirements set out in the Local Plan Strategy (2015) including;
 - Determining remaining housing land requirements to deliver the overall 10,030 homes to 2029 in line with the adopted spatial strategy, including allocations of sites within the Broad Development Location (BDL) to the north of Tamworth, for housing in rural areas and the ‘Key Rural’ settlements;
 - Consideration of ‘infill’ boundaries for Green Belt villages (as set out in Core Policy 1);
 - Sites to meet the identified Gypsy and Traveller requirements;
 - Land allocations to meet the Employment Land/ requirements, including an additional 10 hectares to ensure flexibility of provision;
- Review the City and Town centre retail and office requirements, including identifying primary and secondary retail areas;
- Complete a review of any remaining Local Plan (1998) Saved policies;
- Consider Green Belt boundaries including the integration of the developed area of the former St Mathews hospital into Burntwood and development needs beyond the plan period; and
- Consider any issues arising through ‘Made’ and emerging Neighbourhood Plans where communities have sought the support of Lichfield District Council to progress with matters outside the scope of the Neighbourhood Plan. An example of this is review of local Green Belt boundaries.

For clarity the table below references the items above having regard to the relevant policies in the Local Plan Strategy:

TABLE 1

Issue to be addressed within Local Plan Allocations document.	Policy(s) within Local Plan Strategy
Delivering the remaining housing requirement through urban capacity and further allocations.	Core Policies 1 and 6, Policies Lichfield 4, Burntwood 4, North of Tamworth, Rural 1,

Allocation of sites within the Broad Development Location to the north of Tamworth and the Key Rural Settlements (Alrewas, Armitage with Handsacre, Fazeley, Mile Oak & Bonehill, Shenstone, Whittington) and other rural settlements/areas.	Frad4, Alr4, Arm4, Faz4, Shen4, Whit4, Rural 2.
'Infill' boundaries for settlements within the Green Belt.	Core Policy 1, Policy NR2.
Sites to meet Gypsy and Traveller requirements.	Policy H3.
Allocations to meet employment land requirements.	Core Policies 1 and 7.
City and Town centre retail and office requirements, including identifying primary and secondary retail areas.	Core Policies 1 and 9, Policies Lichfield 3 and Burntwood 3.
Review of remaining 1998 Local Plan Saved Policies	Local Plan Strategy Appendix J
Consideration of Green Belt boundaries including the integration of the developed area of the former St Mathews hospital into Burntwood and development needs beyond the plan period	Core Policy 1, Policies NR2, Burntwood 1, Arm4, Shen4, Whit4.
Consideration of issues arising from 'Made' or emerging Neighbourhood Plans	For example Little Aston Neighbourhood Plan Policy GB1 and where necessary.

This 'open' consultation represents an opportunity to feed into the formulation of the Local Plan Allocations document at an early stage. Following this consultation Lichfield District Council will be undertaking a 'Publication stage' consultation in due course. Following that we will then submit the Plan to the Secretary of State.

We'd like to take this opportunity to receive feedback on the above proposed content of the Local Plan Land Allocations document. A questionnaire has been developed to help feed comments received into the preparation of the document and is included at the end of this document.

This stage of consultation will be open until 5pm on the 10th October 2016. All responses should be made by this time via the following:

- Online through our 'Consultation Portal' - <http://lichfielddc-consult.limehouse.co.uk/portal> - using this method will enable you to register for email alerts for all upcoming planning policy consultations;
- Via Email – all responses must be emailed to developmentplans@lichfielddc.gov.uk ; and
- Via Post to - Spatial Policy & Delivery Team, District Council House, Frog Lane, Lichfield, WS13 6YZ.

All responses received by the close of the consultation will be considered, however individual acknowledgement of receipts will not be possible.

Local Plan Allocations Questionnaire

Question 1:

The primary purpose of this document is to ensure that we are including the correct matters within the Local Plan Allocations. Table 1 highlights the main matters which are to be considered through the Local Plan Allocations document. These are drawn from the adopted Local Plan Strategy.

Are there any other themes/issues that you feel need to be considered through the Local Plan Allocations document? Is there anything else you would like the council to consider at this stage?

In addition to confirming the content of the Local Plan Allocations we have identified some additional questions which are designed to assist in the development of the plan. You do not have to complete every question.

Question 2:

Lichfield District Council adopted the Local Plan Strategy in 2015. It sets out the strategic planning framework for Lichfield District. Find out more and download the Local Plan Strategy at www.lichfielddc.gov.uk/localplan

Although the council is not looking to change the Local Plan Strategy (2015) policies, there is some scope for policies to be reviewed if they appear based on evidence not to be working.

Are there any policies in the Local Plan Strategy that you consider are not effective/require immediate review? Please state which policies and why.

Question 3:

The Local Plan Allocations will identify sites to meet the housing need identified within the Local Plan Strategy (10,030 dwellings). The Local Plan Strategy already identifies seven large sites (known as strategic development allocations and broad development allocations).

The Local Plan Allocations document will only seek to allocate the residual amount of housing sites (removing the numbers allocated on the Strategic Development Allocation and Broad Development Location, planning permissions and commitments) and does not plan to review, nor allocate additional large scale housing sites. However if you have evidence which suggest that there are issues with the existing strategic land allocations or broad development location the council will need to review this.

Do you have any evidence which indicates the existing strategic housing allocations or land forming the broad development location north of Tamworth will not come forward?

Question 4:

Lichfield District Council has an open call for sites, this questionnaire is designed to supplement this process. When developing the Local Plan Allocations document the council will be using its existing evidence to determine which sites to allocate.

However, it's possible for us to consider additional sites now if you have a site that has not previously been assessed.

Are there any sites that you would like the council to consider for development?

Question 5:

The Local Plan Allocations document will seek to delineate settlement development boundaries based on existing and emerging evidence. The identification of a settlement boundary is important because this has an impact on the determination of planning proposals. As an example, being outside the boundary of a settlement can result in a proposal being more difficult to approve, particularly where the land outside the boundary has a policy designation such as open countryside or Green Belt.

Having regards to defining settlement development boundaries, do you have any information you would like us to consider for your settlement or settlements that you have an interest in?

Question 6:

The Local Plan Strategy identifies the need to review appropriate locations for retail outlets that sell bulky goods, such as fridge freezers and TVs.

Are there any locations you would like us to consider for this type of use?

Question 7:

When a Neighbourhood Plan has been made it forms part of the Development Plan and is used as part of the decision making process.

In some instances Neighbourhood Plans have sought the support of Lichfield District Council to progress with matters outside the scope of the Neighbourhood Plan. An example of this is a review of the Green Belt.

Where a Neighbourhood Plan is emerging is there anything outside of its scope that you wish the District Council to consider as part of the Land Allocations Plan?