

Authority Monitoring Report 2023  
Lichfield District Council

July 2023

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## Foreword & executive summary

This edition of the Authority Monitoring Report (AMR) covers the period between 1 April 2022 and 31 March 2023. The AMR is updated annually alongside the [Strategic Housing Land Availability Assessment](#) (SHLAA), [Employment Land Availability Assessment](#) (ELAA) and [Five Year Housing Land Supply Paper](#) as part of the District Council's suite of monitoring documents.

The AMR forms part of the evidence base supporting the Local Plan. The policies and proposals within the Local Plan relating to employment development will be based on a range of evidence and considerations of which this assessment is only one.

The Lichfield District Council Authority Monitoring Report (AMR) 2023 covers the period of 1<sup>st</sup> April 2022 to 31<sup>st</sup> March 2023 and aims to monitor the effectiveness of the authority's policies that are set out by the adopted Local Plan.

The AMR 2023 is structured to reflect the Local Plan and can be read in conjunction with the Local Plan. The first part of the Local Plan, the Local Plan Strategy, was adopted on 17th February 2015, with the second part, the Local Plan Allocations, being adopted on 16th July 2019.

This report covers a range of topic areas in order to provide a picture of the social, environmental and economic geography of Lichfield District. The following sections provide a summary of the key findings of this report.

### Sustainable communities

There have been 6 planning permissions approved for renewable energy generation installations this monitoring year at small and domestic levels, in comparison to 4 permissions approved in the last monitoring year.

### Infrastructure

Progress has been made on several items of infrastructure this year with many projects being completed. Lichfield District Council continues to collect CIL and will distribute this in accordance with governance arrangements.

### Sustainable transport

There have been 4 major schemes requiring a travel plan granted planning permission this year, a decrease in comparison to 6 being granted during the last monitoring year. There has been a decrease in serious and slight road related casualties in 2022 compared to 2021. The number of fatal road related casualties has increased in comparison to the previous two years.

### Homes for the future

There has been a slight increase in the number of housing completions this year when compared to last year's figure. The net completions of 756 dwellings greatly exceeds the target of 478 dwellings as identified within the Local Plan.

The current viable level of affordable housing is 28%.

The District Council has permitted 608 gross dwellings this year. This is a significant reduction from previous years but reflects the fact that most of the larger allocations within the adopted Local Plan

benefit from planning permissions granted in the previous years. The Five Year Housing Land supply demonstrates that there is a significant supply of dwellings which benefit from planning permission and this supply is well in excess of requirements.

There has been a slight decrease in the number of affordable housing completions, there remains a considerable supply of committed affordable dwellings which will be delivered over the coming years.

### Economic development and enterprise

38,998m<sup>2</sup> employment floor space has been completed this year, in comparison to 17,575m<sup>2</sup> completed last year. There is still a significant supply of employment land available for development, located on a broad portfolio of sites within Fradley, Burntwood and Lichfield City. The land available is appropriate for all types of business use and will allow the District to continue to attract new employment opportunities.

### Healthy and safe communities

The latest Open Space Assessment was published in 2020. It demonstrates that there is over-provision of some types of open space and under-provision of others across the District. Developments will continue to be required to provide open space where appropriate. Residents are satisfied with the District's open space.

### Natural resources

The council remains heavily involved with many different environmental projects, initiatives and partner organisations to ensure the protection of our natural environment and continues to be committed to the progress and success of these schemes.

Many of the District's watercourses are suffering from low water quality, with the overall water body quality having decreased in 2019, and all chemical quality conditions having failed in 2019.

There have been 2 planning permissions granted for countryside enterprises. The council continues to accept the advice of the Environment Agency with no developments occurring contrary to their advice.

The significant number of applications for works on trees in conservation areas has continued in 2022/2023.

### Built and historic environment

The Council continues to value and protect the historic sites which form an important element of the District's distinct character. As in accordance the previous monitoring years, the target for indicator BE2 has been completed with all 19 conservation area appraisals and management plans now adopted. There are currently 20 buildings on the building at risk register 2021/22. In total, four buildings have been removed from the register since 2018.

### Neighbourhood plans and community engagement

There are currently twenty-one designated neighbourhood areas within the district. Thirteen neighbourhood plans have successfully passed referendum and are now made.

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## 1. Introduction and purpose of the assessment

- 1.1 The Authority Monitoring Report (AMR) 2023 is for the monitoring year of 1 April 2022 to 31 March 2023. All figures and statistics published in the report refer to this reporting year, unless otherwise stated. This is the sixteenth authority monitoring report undertaken by Lichfield District Council and builds upon [previously published AMRs](#).
- 1.2 The principle function of the AMR 2023 is to examine how the Councils' Local Plan policies are responding to social, environmental and economic issues, and to monitor the effectiveness of the Council's adopted Local Plan which consists of the [Local Plan Strategy](#) and [Local Plan Allocations](#) documents. Where communities have '[made' neighbourhood plans](#) these form part of the development plan for the area.
- 1.3 Monitoring is essential to the planning process, as it enables us to identify and understand present and future trends within the Lichfield District. These trends are integral to the delivery of spatial policies, as they highlight the performance of current policies.
- 1.4 The structure of the AMR 2023 reflects that of the [adopted Local Plan](#). The main body of the AMR 2023 focuses upon Local Plan policies and strategic objectives and presents a series of indicators designed to monitor the effectiveness and performance of these policies and objectives.
- 1.5 Lichfield District Council is in the process of reviewing its Local Plan. The publication version of the Local Plan 2040 was submitted to the Planning Inspectorate for review on 30<sup>th</sup> June 2022, in accordance with the [Local Development Scheme](#) (LDS). The LDS sets out the timetable for the production of the Local Plan and any supplementary planning documents (SPDs) if known at the time of producing the LDS.

## 2. District spatial portrait

2.1 The following section provides a summary of the spatial portrait of Lichfield District for 2022-2023, and comparative data for previous years where appropriate. As with earlier editions of the AMR the most up to date information has been used where available. The AMR has included data from the 2021 census where this is available. The following section has been updated with data from the Census 2021 where this is now available. Data from the Census is being released in stages and will be included within the AMR once available.

### People and society

Table 2.1: Resident population census 2021<sup>1</sup>

Resident population	Lichfield	West Midlands (%)	Great Britain (%)
Total population	106,900	5,954,200	65,121,700
Population aged 16-64 (Working age)	63,300 (59.2%)	3,685,650 (61.9%)	62.9%

Table 2.2: Ethnic composition of Lichfield District (2011 Census)

Ethnicity	District	West Midlands	England
White British/White Irish/White other	96.7%	82.8%	85.5%
Mixed	1.1%	2.4%	2.2%
Asian or Asian British	1.5%	10.2%	7.6%
Black or Black British	0.5%	3.2%	3.4%
Chinese or other Ethnic Group	0.3%	1.5%	1.7%

### Education and employment

Table 2.3: Education<sup>2</sup>

	Staffordshire academic year 2021-2022	England average academic year 2021-2022
Percentage of pupils achieving a 9-5 pass (A*-C) English & Maths GCSE	45.5%	50%
Percentage of pupils achieving at least 2 A-Levels	Data Not Available	Data Not Available

Table 2.4: Employment and unemployment

Type of Employment	Lichfield	West Midlands (%)	Great Britain (%)
Economically active residents in employment	55,200 (83.6%)	77.5%	78.5%
Economically active residents unemployed	1,600 (2.9%)	4.6%	3.6%

<sup>1</sup> Source:

<https://www.ons.gov.uk/peoplepopulationandcommunity/populationandmigration/populationestimates/datasets/populationandhouseholdestimatesenglandandwalescensus2021>

<sup>2</sup> Source: Department for Education; [GCSE performance](#) , [A-Levels performance](#)

[Key stage 4 performance, Academic Year 2020/21 – Explore education statistics – GOV.UK \(explore-education-statistics.service.gov.uk\)](#)

Type of Employment	Lichfield	West Midlands (%)	Great Britain (%)
Unemployment (December 2020)	Lichfield	West Midlands (%)	Great Britain (%)
Job density 2021 (ratio of total jobs to working age population)	0.91	0.81	0.85

 Table 2.5: Employment by occupation (Jan 2022 to Dec 2022)<sup>3</sup>

Occupation	Lichfield	West Midlands	England
Managers, Directors and Senior Officials	16.9% (9,300)	9.6%	10.4%
Professional Occupations	31.1% (17,200)	23.4%	26.2%
Associate Professional and Technical Occupations	13.8% (7,600)	13.8%	14.8%
Administrative and Secretarial Occupations	Data unavailable	10.4%	10.0%
Skilled Trade Occupations	Data unavailable	9.0%	8.7%
Caring, Leisure and Other Service Occupations	Data unavailable	7.5%	8.0%
Sales and Customer Service Occupations	Data unavailable	6.4%	6.4%
Process Plant and Machine Operatives	Data unavailable	7.4%	5.6%
Elementary Occupations	13.7% (7,500)	12.2%	9.5%

 Table 2.6: Employee jobs by industry (2021)<sup>4</sup>

Employment by Industry	Lichfield Employee Jobs	Lichfield %	West Midlands %	Great Britain %
Mining and Quarrying	10	0.0%	0.0%	0.1%
Manufacturing	4500	9.4%	10.4%	7.6%
Electricity, Gas, Steam and Air Conditioning Supply	10	0.0%	0.4%	0.4%
Water Supply; Sewerage, Waste Management and Remediation Activities	400	0.8%	0.9%	0.7%
Construction	3,500	7.3%	4.3%	4.9%
Wholesale and Retail Trade; Repair of Motor Vehicles and Motorcycles	8,000	16.7%	16.1%	14.4%
Transportation and Storage	3,000	6.2%	5.9%	5.1%
Accommodation and Food Services Activities	3,500	7.3%	6.6%	7.5%
Information and Communication	1,500	3.1%	3.6%	4.5%
Financial and Insurance Activities	350	0.7%	2.1%	3.6%
Real Estate Activities	700	1.5%	1.7%	1.8%
Professional, Scientific and Technical Activities	3,500	7.3%	6.9%	8.9%
Administrative and Support Service Activities	3,500	7.3%	9.3%	8.9%
Public Administration and Defence; Compulsory Social Security	2,000	4.2%	3.8%	4.6%
Education	3,500	7.3%	8.7%	8.8%
Human Health and Social Work Activities	8,000	16.7%	14.7%	13.7%
Arts, Entertainment and Recreation	1,750	3.6%	2.5%	2.3%
Other Service Activities	1,250	2.6%	1.9%	1.9%

<sup>3</sup> Source: [ONS Annual Population Survey 2020](#)

<sup>4</sup> Source: [ONS Business Register and Employment Survey 2020](#)

Table 2.7: Average weekly income (2022)<sup>5</sup>

<b>Gross Weekly Pay of Full-time workers</b>	<b>Lichfield</b>	<b>West Midlands</b>	<b>Great Britain</b>
Weekly pay by place of residence	£706.80	£613.30	£642.20
Weekly pay by place of work	£538.30	£617.50	£642.00

2.2 The gross weekly pay of full-time workers residing in the Lichfield District is higher than both the regional and national figures. However, the gross weekly pay of full-time workers by place of work within the Lichfield District is lower than those of both the regional and national averages. This highlights a significant number of workers migrating from the Lichfield District to higher salaried jobs elsewhere.

## Housing and property

Table 2.8: Average property prices (all property types)<sup>6</sup>

<b>Average Property Price</b>	<b>Feb 2018</b>	<b>Jan 2019</b>	<b>Jan 2020</b>	<b>Feb 2021</b>	<b>Feb 2022</b>	<b>Feb 2023</b>
Lichfield District	£308,610	£300,362	£313,263	£347,518	£368,889	£317,449
West Midlands	£225,658	£231,121	£233,572	£254,783	Data not available	£254,487

Table 2.9: Average property prices (February 2023)<sup>6</sup>

<b>Type of property</b>	<b>Lichfield District</b>	<b>West Midlands</b>
Flats and Maisonettes	£154,051	£149,552
Terraced Houses	£240,044	£199,987
Semi-Detached Houses	£281,713	£249,752
Detached Houses	£490,478	£428,324

2.3 The average property prices in Lichfield District are significantly higher than the West Midlands average. The house prices in Lichfield City and many of the surrounding villages are particularly high due to the historic character of the city and attractive nature of the adjoining villages and countryside.

<sup>5</sup> Source: [ONS Annual Survey of Hours and Earnings Residence Analysis 2020](#), [ONS Annual Survey of Hours and Earnings Workplace Analysis 2020](#)

<sup>6</sup> Source: [UK House Price Index \(data.gov.uk\)](#)

### 3. Sustainable communities

Local Plan Strategic Priority and Policy	Strategic Priority and Policy
Strategic Priority 1	To consolidate the sustainability of the existing urban settlements of Lichfield and Burntwood as the District’s principal service centres, together with key rural settlements and to ensure that the development of new homes contribute to the creation of balanced and sustainable communities by being located in appropriate settlements and by containing or contributing towards a mix of land uses, facilities and infrastructure appropriate to their location.
Strategic Priority 2	To develop and maintain more sustainable rural communities through locally relevant employment and housing development and improvements to public transport facilities and access to an improved range of services, whilst protecting the character of our rural settlements.
Strategic Priority 3	To create a District where development meets the needs of our communities whilst minimising its impact on the environment and helps the District to mitigate and adapt to the adverse effects of climate change.
Core Policy 2	Presumption in Favour of Sustainable Development
Core Policy 3	Delivering Sustainable Development
Policy SC1	Sustainability Standards for Development
Policy SC2	Renewable Energy

3.1 This chapter monitors the delivery of the Strategic Priorities and Local Plan policies set out within the sustainable communities chapter in the [adopted Local Plan](#).

#### Indicator SC1: Renewable energy generation applications

Table 3.1: Renewable energy generation applications

Planning reference	Site address	Description of proposal
20/01245/FULM	Land South of Main Road Haunton Tamworth	Installation of a solar farm comprising ground mounted solar PV panels (143,000) with a net generating capacity (AC) of up to 49.9MW, including mounting system, battery storage units, inverters, underground cabling, stock proof fence, CCTV, internal tracks and associated infrastructure, landscaping and environmental enhancements for a temporary period of 40 years and a permanent grid connection hub
21/01620/FULM	Land To The West Of Stoneyford Lane Blithbury Rugeley	Installation of a solar farm comprising ground-mounted Solar Photovoltaic panels (PV) (92,595 modules) with a generating capacity of up to 49.9MW together with all associated works, equipment and necessary infrastructure
22/00276/FUL	Building A Sheepwash Farm Fisherwick Road Fisherwick Lichfield	Retention of flue to serve biomass boiler
22/00259/FUL	Building B Sheepwash Farm Fisherwick Road Fisherwick Lichfield	Retention of flue to serve biomass boiler
22/00806/HST	Land In The Vicinity Of Hamley Heath Jonghams Lane Hamley Heath Rugeley	Schedule 17 Phase 2a application Area 4 (application 7) : Earthworks required for the creation of three ecological mitigation ponds and an associated area of raised ground levels, two associated bunds, six permanent gates and permanent fencing
22/01605/HST2A	Land To The South And West Of Kings Bromley Lichfield (Area 2 River Trent Viaduct)	Schedule 17 Phase 2a application Area 2 (Application 1) : Earthworks required for the creation of seven ecological mitigation ponds, five bunds and the location of twenty-four permanent gates and permanent fencing

## Key findings

- 3.2 Six planning permissions were approved for renewable energy generation installations this year at small and domestic levels, in comparison to four permissions approved in the last monitoring year. It is noted that within the monitoring year several applications for renewable energy schemes, including solar farms, have been submitted for consideration and will be reported in subsequent years.

## 4. Infrastructure

Local Plan Strategic Priority and Policy	Strategic Priority and Policy
Strategic priority 4	To provide the necessary infrastructure to support new and existing communities, including regeneration initiatives in those existing communities where the need for improvements to social, community and environmental infrastructure have been identified, in particular within North Lichfield, Burntwood, Fazeley, and Armitage with Handsacre.
Core policy 4	Delivering our infrastructure
Policy IP1	Supporting & providing our infrastructure

4.1 This chapter monitors the delivery of the Strategic Priorities and Local Plan policies set out within the infrastructure chapter in the [adopted Local Plan](#).

### Indicator IP1: Infrastructure delivery

4.2 The infrastructure requirements for Lichfield District are detailed within the [Infrastructure Delivery Plan \(IDP\)](#). The IDP is a living document which is continually updated as new and updated evidence becomes available. The latest IDP was published in June 2021. This indicator will monitor the developments which will deliver infrastructure as identified within the IDP.

Table 4.1: Summary of infrastructure delivery

Infrastructure/ project to be delivered	Status	Development	Planning reference
Lichfield southern bypass	The completed bypass opened in October 2021.	Erection of up to 450 dwellings.	12/00182/OUTMEI & 19/00053/FULM
East of Lichfield (Streethay) SDA - primary school	School complete and opened for first cohort of children in September 2019. School will be filled on a year-by-year basis.	Erection of 750 dwellings and associated infrastructure including new primary school.	17/00268/REMM
South of Lichfield Deans Slade Farm SDA – primary school	School currently under construction.	Erection of 475 dwellings and associated infrastructure including new primary school.	17/01191/OUFMEI & 22/00356/SCC
Lichfield Trent Valley station	Disabled access in the form of lifts to facilitate access to the Cross City and London bound platforms. Construction completed in 2020.	Provide disabled access to platforms.	N/A
Land at Birmingham Road	Temporary improvements to the site including the demolition of the vacant police station, improvements to bus station, new car park, landscaping and associated facilities completed during 2020.  The Council continues to progress plans for the site and the wider city	City centre redevelopment	19/00260/FULM

Infrastructure/ project to be delivered	Status	Development	Planning reference
	centre through its work on the City Centre Master plan.		
Lichfield city centre	Strategies are now complete, with further actions and plans are in place for further delivery work. Projects to come forward include the delivery of the Birmingham Road site and re-development of the District Council House. Also included are a complete refurbishment of Lichfield City Centre car parks, with improvements such as ANPR systems, new signage and payment machines.	Cite centre developments/ improvements	N/A
Burntwood Town Centre	<p>Work is ongoing with SCC through their preferred contractor to develop detailed cost estimates for public realm improvement options.</p> <p>Burntwood Ecosystems Report (funded by GBSLEP) has been completed and received. The recommendations of the report are being considered.</p> <p>SCC have confirmed the report in relation to town centre enhancements and the perspective of transport shall be finalised mid-May 2021. Whilst also progressing a cycling infrastructure report.</p>	Burntwood Town Centre improvements	N/A
Broadband Improvements	The Superfast Staffordshire programme began in 2013. As of May 2019, 97% of Lichfield District is now UK Superfast covered (>24Mbps).	Broadband Improvements	N/A
Cannock Chase SAC & River Mease SAC	Developer contributions secured on schemes within the Cannock Chase SAC zone of influence and River Mease water catchment to mitigate for impacts of development on the SAC's.	<p>Education and training programmes are underway.</p> <p>An umbrella 'hub' website for Cannock Chase has been completed.</p> <p>The programme of mitigation project has moved forward to the implementation phase.</p>	



Infrastructure/ project to be delivered	Status	Development	Planning reference
Chasewater	Improvements underway as part of the Countryside Stewardship Scheme (CSS). Continuous improvements to Chase Water Country Park including infrastructure facilities, promotion of public access and understanding of natural environment from developer contributions, public and private sector and grant aid.	The project has now been completed.	N/A
Westgate Practice	Strategic CIL funding totalling £120,000 allocated. Project complete 2020.	Practice refurbishment/ Improvements.	N/A
Secondary education improvements	Projects underway to provide improvements/increase capacity at Netherstowe and King Edward VI High Schools in Lichfield.	Both projects have now been delivered.	N/A

### Indicator IP2: Summary of Community Infrastructure Levy receipts and spending

- 4.3 The Community Infrastructure Levy is a locally set charge on development. Lichfield District Council has continued to progress work on the [Community Infrastructure Levy](#) (CIL), which was adopted at full council on 19<sup>th</sup> April 2016, and commenced CIL charging on 13<sup>th</sup> June 2016.
- 4.4 The council as a CIL charging authority reports each financial year on income and expenditure associated with CIL within the [Infrastructure Funding Statement](#) (IFS). Between the period of 1st April 2022 and 31st March 2023 a total of £754,707.73 was collected in CIL receipts.

Table 4.2: Summary of CIL receipts and spending

Year	CIL received	CIL spent
2016-2017	£11,310.25	£0
2017-2018	£286,797.04	£0
2018-2019	£208,492.59	£68,146.81
2019-2020	£420,916.03	£96,905.38
2020-2021	£1,101,589.23	£281,854.25
2021-2022	£1,235,866.07	£352,141.29
2022-2023	£754,707.73	£1,550,000.00

### Key findings

- 4.5 Progress has been made on several items of infrastructure this year with many projects being completed. Lichfield District Council continues to collect CIL and will distribute this in accordance with its adopted governance arrangements.

## 5. Sustainable transport

Local Plan Strategic Priority and Policy	Strategic Priority and Policy
Strategic priority 5	To reduce the need for people to travel by directing most growth towards existing sustainable urban and rural settlements and by increasing the opportunities for travel using sustainable forms of transport by securing improvements to public transport, walking and cycling infrastructure.
Core policy 5	Sustainable transport
Policy ST1	Sustainable travel
Policy ST2	Parking provision

5.1 This chapter monitors the delivery of the Strategic Priorities and Local Plan policies set out within the sustainable transport chapter in the [adopted Local Plan](#).

### Indicator ST1: Number of travel plans

5.2 This indicator monitors the effectiveness of the Local Plan in ensuring travel plans are secured with major developments within the District.

Table 5.1: Major developments permitted with a secured travel plan

Development	Planning reference
Land At Streethay H1 Burton Road Streethay Lichfield	21/02036/REMM
Unit 9 Burntwood Business Park Zone 1	21/01992/FULM
Arkall Farm Ashby Road Tamworth	22/00998/FULM
Land at Cricket Lane, Lichfield	18/01217/OUTFLM

### Indicator ST2: Parking provision

5.3 The [Sustainable Design SPD](#) establishes the recommended parking standards for new developments within the Lichfield district. The SPD was adopted in December 2015<sup>7</sup>. Throughout the development management process the council seeks to achieve these standards.

### Indicator ST3: Sustainable transport

5.4 The most current data available for travel patterns is from the 2011 Census and is set out below to give an indication of the travel patterns within the District. Data from the 2021 Census will be reported within subsequent editions of the AMR once this is available.

Table 5.2: Journey to work data (2011 Census)

Method of transport	Lichfield	West Midlands	England
By car/van	35,306 (47.2%)	1,649,987 (40.5%)	14,345,882 (37%)
Passenger in car/van	2,533 (3.4%)	154,599 (3.8%)	1,264,553 (3.3%)
By train	1,737 (2.3%)	64,563 (1.6%)	1,343,684 (3.5%)

<sup>7</sup> Appendix A being updated in spring 2019.

Method of transport	Lichfield	West Midlands	England
By underground, metro, light rail, tram	42 (0.1%)	6,663 (0.2%)	1,027,625 (2.6%)
By bus/minibus or coach	1,034 (1.4%)	194,723 (4.8%)	1,886,539 (4.9%)
By bike	641 (0.8%)	50,388 (1.2%)	742,675 (1.9%)
By foot	3,843 (5.1%)	251,452 (6.2%)	2,701,453 (6.9%)
By taxi	103 (0.1%)	13,319 (0.3%)	131,465 (0.3%)
By motorcycle, scooter or moped	247 (0.3%)	13,370 (0.3%)	206,550 (0.5%)
Other method of travel to work	257 (0.3%)	13,552 (0.3%)	162,727 (0.4%)
Work mainly from home/from home	3,273 (4.4%)	121,260 (3.0%)	1,349,568 (3.5%)
Not in employment	25,741 (34.4%)	1,530,243 (37.6%)	13,718,653 (4.4%)

Data not yet released for transport methods for 2022 Census.

#### Indicator ST4: Road related casualties

#### Indicator 5.3: Road related casualties

	2014	2015	2016	2017	2018	2019	2020	2021 <sup>8</sup>	2022 <sup>9</sup>
<b>Fatal</b>	5	8	2	5	4	5	0	2	5
<b>Serious</b>	15	25	39	17	17	28	14	23	10
<b>Slight</b>	376	284	282	210	179	130	107	89	38

#### Key findings

- 5.5 There have been 3 major schemes requiring a travel plan granted planning permission this year, a decrease in comparison to 6 being granted during the last monitoring year.
- 5.6 Regarding the latest figures, there has been an increase in fatal accidents in 2022 when compared to the previous year, whereas serious and slight road related casualties have decreased.

<sup>8</sup> Advised figures not yet complete for 2021 by Interim Road Safety Manager at SCC

<sup>9</sup> Advised figures not yet complete for 2022 by Interim Road Safety Manager at SCC

## 6. Homes for the future

Local Plan Strategic Priority and Policy	Strategic Priority and Policy
Strategic priority 6	To provide an appropriate mix of market, specialist and affordable homes that are well designed and meet the needs of the residents of Lichfield District.
Core policy 6	Housing delivery
Policy H1	A Balanced Housing Market
Policy H2	Provision of Affordable Homes
Policy H3	Gypsies, Travellers & Travelling showpeople

- 6.1 This chapter monitors the delivery of the Strategic Priorities and Local Plan policies set out within the sustainable transport chapter in the [adopted Local Plan](#).
- 6.2 Lichfield District Council faces significant housing pressures. Dwellings within the Lichfield District are highly sought after due to the District’s location and good transport links, particularly to the West Midlands Conurbation. This is coupled with the historic nature and attractive qualities of the settlements and the countryside.

### Indicator H1: Local Plan housing targets

- 6.3 The [adopted Local Plan](#) seeks to deliver 10,030 homes between 2008-2029, which includes 1,000 homes to meet the needs arising in neighbouring authorities (500 for Tamworth Borough and 500 for Cannock Chase District Councils). This equates to an annual delivery of 478 homes with the objectively assessed need for Lichfield District being 430 homes per annum. Since the adoption of the Local Plan Strategy the [National Planning Policy Framework](#) (NPPF) introduced a standard method for calculating [Local Housing Need](#) (LHN). Lichfield District’s LHN is calculated at 335 dwellings per annum.
- 6.4 Further information on the Districts housing target and five year supply can be found within the [Strategic Housing Land Availability Assessment](#) and [Five Year Housing Land Supply](#).

### Indicator H2: Net additional dwellings

Table 6.1: Net additional dwellings

Additional dwellings during period	Number of Dwellings
Gross completions (2008-2023)	6373
Demolitions/ conversions away (2008- 2023)	250
Net completions (2008- 2023)	6123
Gross completions (2022-2023)	773
Demolitions/ conversions away	17
Net completions	756

- 6.5 This year has seen a slight increase in the number of completions compared to last year, this figure continues to surpass the annual requirement of 478 dwellings the Local Plan Strategy. It should be noted that this is primarily due to several the strategic development allocations from the adopted Local Plan continuing to deliver dwelling concurrently.
- 6.6 Lichfield District continues to be a popular location for developers with several large developments currently under construction or with planning permission across the district

and proposals for further developments being submitted or at pre-application stage. The Strategic Housing Land Availability Assessment suggests that there is still a good supply of deliverable sites that come forward over the short to medium term.

### Indicator H3: Density of completions

Table 6.2: Density of completions

Year	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23
Average density of new dwellings completed (dwellings per hectare)	28.4	28.2	68.6	33.8	33.3	37.1	29.9	29.6	25.3

6.7 This figure considers the total site area, including open space, access and associated infrastructure. The average density of completions has decreased slightly since the previous year.

### Indicator H4: Housing trajectory

6.8 The housing trajectory is available to view in the latest [Five Year Housing Land Supply](#) document. This illustrates that Lichfield District can currently demonstrate a supply of residential sites capable of proving more than five years' worth of housing against housing requirements.

### Indicator H5: New dwellings on previously developed land

Table 6.3: New dwellings on previously developed land

Year	Number of dwellings on brownfield	Percentage (%)	Number of dwellings on greenfield	Percentage (%)	Number of dwellings on garden land	Percentage (%)
2013/14	215	65	21	6	93	28
2014/15	330	84	25	6	36	9
2015/16	180	88	10	5	14	7
2016/17	287	73	93	24	14	3
2017/18	360	62.4	197	34.1	20	3.5
2018/19	439	57.3	323	42.2	4	0.5
2019/20	189	30.2	435	69.6	1	0.16
2020/21	200	36	309	55.6	47	8.4
2021/22	293	39.3	450	60.4	2	0.3
2022/23	21	2.7	586	75.9	166	21.4

6.9 There has been an increase in the proportion of completions of greenfield sites over the past few monitoring years. The adopted Local Plan acknowledges that completions from greenfield sites would increase in the later years of the plan period and that this can be attributed to the proportion of completions which have taken place on strategic development allocations, several which are greenfield sites.

Indicator H6: Dwelling mix

6.10 The [Southern Staffordshire Districts Housing Needs Study and Strategic Housing Market Assessment](#) published in May 2012 and [Housing and Economic Development Needs Assessment](#) (HEDNA) identify an imbalance of housing types across the Lichfield District with higher concentrations of larger, detached properties and a lack of smaller affordable dwellings. The adopted Local Plan seeks to address this imbalance by identifying a dwelling mix which will be sought from new developments.

6.11 The adopted Local Plan Strategy identifies the following indicative dwelling mix:

- One bed – 5%
- Two bed – 42%
- Three bed – 41%
- Four or more bed – 12%

Table 6.4: Housing types completed

Housing Type	Count	Percentage
One bed house	3	0.4%
Two bed house	209	27%
Three bed house	267	34.5%
Four or more bed house	187	24.2%
One bed flat	25	3.2%
Two or more bed flat	64	8.4%
One bed bungalow	1	0.1%
Two or more bed bungalow	17	2.2%

Table 6.5: Completions by number of bedrooms (%)

Year	One bed (percentage)	Two bed (percentage)	Three bed (percentage)	Four or more bed (percentage)
2012/13	5.2%	22.2%	43.7%	29%
2013/14	13.7%	41%	27.7%	17.6%
2014/15	11.7%	25.1%	43.3%	19.9%
2015/16	13.3%	30.8%	34.3%	21.6%
2016/17	13.5%	30.2%	31.2%	25.1%
2017/18	6.5%	37.9%	37.9%	17.5%
2018/19	11.4%	38.1%	33.4%	17.1%
2019/20	10.11%	34.4%	30.3%	25.1%
2020/21	8.3%	25.9%	33.1%	32.7%
2021/22	6.6%	38.4%	36.5%	18.5%
2022/23	3.8%	37.5%	34.5%	24.2%

6.12 The District is seeking to increase the provision of smaller properties, specifically of two and three bed properties. This year's figures show that properties within this bracket account for approximately 72% of the dwellings delivered this year.

### Indicator H7: Gross affordable housing completions

Table 6.6: Gross affordable housing completions

Development	Completions
Land at Ashby Road, Arkall Farm (Phases 1 and 1b)	20
Land north of Dark Lane, Alrewas	11
Land at Dean Slade Farm, South of Lichfield Dean Slade arm SDA	79
Former Norgren Factory, Eastern Avenue, Lichfield	47
Land at Halifax Avenue, Fradley SDA	8
Land off Hay End Lane, Fradley	32
Land at Anson Road, Alrewas	15
Land at Mount Road, Burntwood	20
Land south of Shortbutts Lane, South of Lichfield SDA	17
Land adjacent Somerville Road, Burntwood	1
Land off Spode Avenue (rear of Hayes Meadow Primary School), Armitage with Handsacre	13
<b>Gross Completions</b>	<b>263</b>

6.13 The gross completions of 263 affordable dwellings represents a slight decrease in the number completed since last year. Several schemes have which have delivered affordable homes this year have been wholly developed by affordable housing providers.

### Indicator H8: Committed affordable homes

Table 6.7: Committed affordable homes

Housing Market Sub Area (SHMA)	Committed
Lichfield City	662
Burntwood	0
Lichfield District North	88
Lichfield District South	0
Tamworth <sup>10</sup>	98
<b>Total</b>	<b>848</b>

6.14 There are a further 848 affordable dwellings which are committed within the District which could be completed over the next 5 years.

### Indicator H9: Affordable housing viability

6.15 Policy H2: Provision of Affordable Homes of the adopted Local Plan states that up to 40% of new dwellings will be provided as affordable homes with the exact proportion being reviewed annually using a model of dynamic viability. In order to do this, three components are used, the Halifax House Price Index, the BCIS General Building Cost Index and VOA

<sup>10</sup> It should be noted that outline planning consent for 1000 dwellings at Arkall Farm will include provision of affordable homes with the level of provision to be determined on each phase of the development through reserved matters applications. At the time of writing applications for the first two phases of the development have been determined.

Alternative Land Use Value. The methodology used to calculate the viable affordable housing target is contained within the [Affordable Housing Viability Assessment](#).

*Halifax house price index:*

Table 6.8: Halifax house price index

Period	Index (2009 base figure = 271.4 <sup>11</sup> )	Standardised Average Price (£)
April 2020	410.9	238,314
November 2020	435.0	252,235
March 2021	439.0	254,604
March 2022	488.0	283,001
September 2022	506.4	293,992
March 2023	496.4	287,891

6.16 Data from Halifax House Price Index illustrates that house prices have increased nationally between March 2022 and March 2023<sup>12</sup>. However, average prices increased to September 2022 and have begun to decreased since. The index has risen 82.9% from the base figure.

*Building cost index:*

6.17 The Building Cost Information Service (BCIS) is a leading provider of cost and price information for the UK construction industry. The BCIS Index Number is therefore an important component in calculating development viability. The BCIS general building cost index figure is:

- January 2023 = 440.9

6.18 At the time of reporting the latest ‘firm’ figure from BCIS was January 2023. There has been an increase in the BCIS index of approximately 53.9% from the base figure (March 2009 = 286.3).

*Alternative land use value*

6.19 The table below shows alternative land values, using the best data available. Alternative land values may impact upon viability of future residential schemes and therefore it is important to understand the market economy.

6.20 The data for Alternative Land Use Value was previously sourced from the Valuation Office Agency's (VOA) Property Market Reports which are no longer produced. The Ministry of Housing Communities & Local Government (MHCLG) now produced the [Land Value Estimates for Policy Appraisal](#) with the latest version having been published in August 2020. This provides an updated figure for the agricultural land value for Stoke-on-Trent and Staffordshire. The data provided by CLG is based on data from the VOA and whilst this isn't a replacement for the Property Market Reports it does provide a more up to date value for land to be used within the Dynamic Model. The Land Value Estimates for Policy Appraisal document

<sup>11</sup> Figures are for England and Wales (Feb 2009 Base Figure = 271.4).

<sup>12</sup> It should be noted that the Halifax House Price Index base figure has been updated to a 1992 base since the earlier AMRs. 2009 base figure has been calculated using the new 1992 base and equals 271.4.



notes that the agricultural land values can be used to estimate the existing value of developments on Greenfield sites.

6.21 The estimated value of a typical agricultural site per hectare is as follows:

- Stoke-on-Trent & Staffordshire - £22,000.

#### Affordable housing viability target

6.22 Using the figures as summarised above, and the dynamic model noted in Policy H2 of the Local Plan Strategy, it is possible to calculate a viable affordable housing requirement. The table below shows that the current viable affordable housing target is 28%.

Table 6.9: Affordable housing requirement using dynamic model

2016	2017	2018	2019	2020	2021	2022	2023
40%	37%	35%	37%	38%	40%	35%	28%

6.23 The affordable housing viability target has decreased considerably this year. Data demonstrates that whilst house prices have increased slightly (although these have started to decrease toward the end of the monitoring year), building costs have increased significantly.

#### Indicator H10: Gypsy and traveller accommodation

Table 6.10: Additional gypsy and traveller pitches permitted

Year	2018/19	2019/20	2020/21	2021/22	2022/23
Existing Pitches Lost	0	0	0	0	0
New Pitches	3	0	0	0	0

Table 6.11: Unauthorised gypsy and traveller caravans and encampments

Year	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23
Number of unauthorised caravans	27	19	25	47	47	52
Number of unauthorised encampments	7	4	8	13	13	8

6.24 Lichfield District Council monitors the number of gypsy sites and caravans in the District and provides returns to the government bi-annually for the national Bi-yearly Gypsy & Traveller and Caravan Count.

#### Indicator H11: Self-build and custom build register

6.25 From 1<sup>st</sup> April 2016 Local Authorities are required to provide a self-build and custom build register under the [Self-build and Custom Homebuilding \(Register\) Regulations 2016](#). As of 2019, Lichfield District Council brought in a charge to apply for the register, which may have attributed to the decrease in the number of individuals and associations registered.

Table 6.12: Summary of the self-build and custom build register

Year	2018/19	2019/20	2020/21	2021/22	2022/23
Number of individuals registered	39	4	4	5	5
Number of associations registered	1	0	0	0	0
Preference for type of house	Detached	Detached	Detached	Detached	Detached
Preference for the number of bedrooms	4	3	4	4	4

Table 6.13: Self-build relief exemptions granted

Year	Number of plots
2016/17	9
2017/18	22
2018/19	30
2019/20	14
2020/21	22
2021/22	18
2022/23	23

#### Indicator H14: Permitted new dwellings

Table 6.14: Number of permitted new dwellings

Year	Gross	Net
2009/10	327	317
2010/11	208	191
2011/12	251	234
2012/13	179	167
2013/14	1202	1183
2014/15	1209	1191
2015/16	1296	1282
2016/17	1027	1005
2017/18	649	595
2018/19	2613	2539
2019/20	1187	1166
2020/21	236	204
2021/22	2979	2965
2022/23	741	608

#### Key findings

- 6.26 The District's housing completion rates have increased this year with 756 net completions including 263 affordable homes within the financial year.
- 6.27 The average density of housing completions this year is 25.3 dwellings per hectare. This is slight decrease in average density recorded in previous year. The District Council continue to place importance on the effective use of land and ensuring that developments make the best use of their respective sites.
- 6.28 Very few of new dwellings completed this year took place on previously developed land. The adopted Local Plan notes that completions on greenfield sites were expected to increase in the later years of the plan period as the strategic development allocations are delivered.

- 6.29 The current viable level of affordable housing is 28%.
- 6.30 Permission for 741 (gross) new dwellings were granted this year. The number of permitted new dwellings has decreased considerably this year. This was to be expected as the majority of strategic applications have now been permitted. The Five Year Housing Land Supply demonstrates that there is a significant supply of dwellings which benefit from planning permission and this supply is well in excess of requirements.

## 7. Economic development and enterprise

Local Plan Strategic Priority and Policy	Strategic Priority and Policy
Strategic priority 7	To promote economic prosperity by supporting measures that enable the local economy to adapt to changing economic circumstances and to make the most of newly arising economic opportunities.
Strategic priority 8	To ensure that employment opportunities within the district are created through the development of new enterprise and the support and diversification of existing businesses to meet the identified needs of local people.
Strategic priority 9	To create a prestigious strategic city centre serving Lichfield city and beyond, an enlarged town centre at Burntwood and a vibrant network of district and local centres that stimulate economic activity, enhance the public realm and provide residents' needs at accessible locations.
Strategic priority 10	To increase the attraction of Lichfield district as a tourist destination through supporting and promoting the growth of existing tourist facilities, the provision of a greater variety of accommodation, the development of new attractions appropriate in scale and character to their locations and the enhancement of existing attractions.
Core policy 7	Employment & economic development
Core policy 8	Our centres
Core policy 9	Tourism
Policy E1	Retail assessments

- 7.1 This chapter monitors the delivery of the Strategic Priorities and Local Plan policies set out within the infrastructure chapter in the [adopted Local Plan](#).
- 7.2 Lichfield District generally has a healthy economy, the spatial portrait highlighted the District's comparably low levels of unemployment and the excellent transport links which make the area a prime location for businesses to invest. Most of the employment within the district is located at employment parks at Burntwood and Fradley and, to a lesser extent, Lichfield, along with many jobs within Lichfield city centre.
- 7.3 The [Employment Land Availability Assessment](#) (ELAA) is updated annually, and identifies sites that have the potential for employment development and their potential future capacity in terms of uses, floor space and number of jobs. The following indicators include data published within the ELAA.

### Indicator E1: Completed employment floorspace

Table 7.1: Completed employment floorspace

Planning application reference	Site name and address	Area (hectares)	Use class	Floorspace completed (m <sup>2</sup> )	Town centre	PDL
17/00059/FULM	Land at Easthill, Fradley Park, Fradley	8.4	B8	32,894	No	No
20/00239/FUL	Blythe House Farm, Lichfield Road, Hamstall Ridware	1.26	B1c	121	No	No
20/00620/COU	New House Farm, Uttoxeter Road, Blithbury	0.2	B1a/B8	522	No	No

Planning application reference	Site name and address	Area (hectares)	Use class	Floorspace completed (m <sup>2</sup> )	Town centre	PDL
21/01149/FUL	MTH Express Services, Hanger 2, Gorse Lane, Fradley	0.2	B1a	166	No	Yes
21/00745/FUL	Proposed warehouse, Alrewas Road, Kings Bromley	0.19	B2/B8	106	No	No
21/02111/COU	Unit 3, Lancaster Road, Fradley Park, Fradley	1.4	B1c/B2/B8	5189	No	Yes
	<b>Total</b>	<b>11.65</b>		<b>38,998</b>		

7.4 A total of 11.65 hectares of employment land which provides 38,998m<sup>2</sup> of employment floorspace was completed this year. Further detail of this is set out within the [Employment Land Availability Assessment](#).

#### Indicator E2: Employment development completed on previously developed land

7.5 Table 7.1 summarises the completed employment land within the monitoring year, 14% of which was completed on previously developed land. The majority of completed floorspace this year came from one development which did not take place on previously developed land.

#### Indicator E3: Available employment land

7.6 Table 7.2 summarises the committed supply of employment land and other available sites as detailed within the Employment Land Availability Assessment.

Table 7.2: Available employment land (extract from ELAA 2023)

Source	Total area in hectares (Ha) (net)	Total floor space (m <sup>2</sup> ) (net)
Site currently under construction	12.66	36,432
Site with planning permission	26.13	64,116
Available sites	30.7	114,961
<b>Total 'available' supply</b>	<b>69.49</b>	<b>215,509</b>

#### Indicator E4: Town centre uses

7.7 Town centre uses are specified as type E, A1-A5, B1a and D2 classes for the purposes of monitoring. It should be noted that the former A and D use classes now fall within Use Class E and Sui Generis (SG). Where applications have been approved prior to the change in use class they have been recorded against the former use class. Lichfield District has two town centre areas, one in Lichfield and one in Burntwood, as identified within the adopted Local Plan.

Table 8.3: Town centre uses

Type of floorspace	E (m <sup>2</sup> )	SG (m <sup>2</sup> )	A1 (m <sup>2</sup> )	A2 (m <sup>2</sup> )	A3 (m <sup>2</sup> )	A4 (m <sup>2</sup> )	A5 (m <sup>2</sup> )	B1a (m <sup>2</sup> )	D2 (m <sup>2</sup> )	Loss of floor space (type and amount m <sup>2</sup> )	Net new floor space (m <sup>2</sup> )
In town centres	0	124	0	0	50	0	0	0	0	0	174
Not in town centres	0	0	2004	0	0	0	0	166	0	0	2,170

Indicator E5: Number of retail assessments

Zero applications supported by retail assessments supplied in 2022/2023.

Indicator E6: Location of completed employment developments

Table 8.5: Location of completed employment developments

Type of floor space	Percentage (%)	Target
% of B1a floor space completed in town centres	0	No development outside of town centres without justification
% of B1b floor space completed in town centres	0	No development outside of town centres without justification
% of B1c floor space completed in town centres	0	No development outside of town centres without justification
% of B2 floor space completed in town centres	0	No development outside of town centres without justification
% of B8 floor space completed in town centres	0	No development outside of town centres without justification

Indicator E7: Town centre health

Table 8.6: Lichfield city centre vacancy rates

	Total retail premises in Lichfield City Centre	Vacant Shops in Lichfield City Centre	Vacancy Rate (Lichfield City)
July 2017	301	20	6.64%
July 2018	306	17	5.55%
March 2019	306	19	6.21%
January 2020	307	12	4.00%
April 2021	309	25	8.00%
March 2022	309	23	7.00%
March 2023	310	19	6.13%

Table 8.7: Burntwood town centre vacancy rates

	Total retail premises in Burntwood Town Centre	Vacant Shops in Burntwood Town Centre	Vacancy Rate (Burntwood Town)
July 2017	65	6	9.23%
March 2018	66	4	6.06%
March 2019	66	3	4.54%
January 2020	68	2	2.94%
April 2021	170	9	5.00%
March 2022	170	11	6.00%
March 2023	171	14	8.19%

### Indicator E8: Lichfield District tourism

7.8 Lichfield has a strong tourist industry and numerous tourist attractions including Lichfield Cathedral, Erasmus Darwin and Samuel Johnson Museums, Lichfield Garrick Theatre, Chasewater, Drayton Manor Theme Park and the National Memorial Arboretum.

Table 8.8: Economic impact of tourism in Lichfield District<sup>13</sup>

Indicators for Tourism	2016	2017	2018	2019	2020
Day trips Volume	2,436,000	2,484,000	2,563,000	2,681,000	1,207,000
Day trips Value	Data unavailable	£101,971,000	£105,226,000	£110,077,000	£49,535,000
Overnight trips Volume	Data unavailable	117,200	112,100	112,400	42,100
Overnight Trips Value	Data unavailable	£17,723,000	£18,197,000	£17,343,000	£5,222,000
Total Tourism Value	£148,596,000	£150,680,000	£153,745,000	£157,352,000	£68,185,000
Actual Jobs	2,642	2,677	2,729	2,788	1932

### Key findings

- 7.9 This year 38,998m<sup>2</sup> of employment developments have been completed within the District providing an increase in employment floorspace.
- 7.10 Lichfield District maintains a large portfolio of sites which are available for employment development. Approximately 70 hectares of land is under construction and/or has secured planning permission for employment development.
- 7.11 There has been no new employment development within the District’s town centres this financial year. There has been a small amount of retail development (including changes of use) within the District’s this year.

<sup>13</sup> The Research Solution Economic Impact of Tourism Lichfield District Data is collated in September/October the following year. The ‘Actual Jobs’ row is an estimate using the Cambridge model, common in the visitor economy.

## 8. Healthy and safe communities

Local Plan Strategic Priority and Policy	Strategic Priority and Policy
Strategic priority 11	To create an environment that promotes and supports health choices. To improve outdoor and indoor leisure and cultural facilities available to those that live and work in and visit the district and to ensure a high standard of community safety, promoting healthier living and reducing inequalities in health and well-being.
Core policy 10	Healthy & safe lifestyle
Core policy 11	Participation in sport & physical activity
Core policy 12	Provision for arts & culture
Policy HSC1	Open space standards
Policy HSC2	Playing pitch & sports facility standards

8.1 This chapter monitors the delivery of the Strategic Priorities and Local Plan policies set out within the infrastructure chapter in the [adopted Local Plan](#).

### Indicator HSC1: Open space provision

8.2 The latest [Open Space Assessment](#) was published in 2020, and identifies the accessibility, quantity and quality of different typologies of green space within the Lichfield district. It sets priorities and, where appropriate, local standards that the district should aspire to. A summary of the assessment is provided below.

Table 8.1: Open space provision

Type of green space	Definition	Area (ha)	Areas of deficiency
Natural and semi-natural greens and open spaces	Natural and semi natural greenspaces have a primary purpose of wildlife conservation and biodiversity. This typology of open space can include woodland and scrub, grassland, heath or moor, wetlands, open and running water, nature reserves and wastelands.	2,882.71	There are distinct areas without access to a 100ha site, particularly the north and eastern area together with a large swathe to the south west. The majority of the district have access to 500ha site within a 10km buffer. Large areas of the district have limited accessibility to 2ha sites within a 5 minute walk from home.
Amenity greenspace	Amenity greenspace is defined as sites offering opportunities for informal actives close to home or work or enhancement of the appearance of residential or other areas. It includes informal recreation spaces, village greens, residential green spaces and other incidental space.	177.9 at 251 sites	Hamstall Ridware and Wigginton have no amenity greenspace along with parts of Shenstone, Little Aston, Armitage with Handsacre, Burntwood and areas within some of the smaller rural settlements. There are concentrations of poor quality spaces found within Lichfield, Burntwood, Fazeley, Alrewas and Armitage and Handsacre.
Green corridors	Green corridors are mainly used for environmentally sustainable forms of transport such as walking, cycling or horse ride. These can be for leisure or travel purposes and offer opportunities for wildlife migration.	628.4km in length (460km right of way, 190km cycle routes)	There are no quantitative or quality standards recommended for green corridors given the variety of types and end uses. It is recommended that good



Type of green space	Definition	Area (ha)	Areas of deficiency
	This includes river and canal banks as well as road and rail corridors.		maintenance and management of routes is important.
Provision for children and young people	This typology includes areas designated primarily for play and social interaction involving children and young people, such as equipped play areas, ball courts, skateboard areas and shelters predominately used by teenagers. This it to ensure that have opportunities to interact with their peers and learn social and movement skills within their home environment.	Approx. 13 at 73 sites	Lichfield does not meet the standard space of children’s play, having virtually half of the amount recommended by the NPFA. Settlements with no provision includes Hamstall Ridware, Longdon, Upper Longdon, Hints, Canwell, Chorley and Wall. A large number of larger service villages are short of equipped play areas.
Allotments	Allotments cover open spaces that provide opportunities for those people who wish to do so to grow their own produce as part of the long term promotion of sustainability, health and social interaction.	21 recorded sites	Within Lichfield City, increasingly plot sizes have been split in an attempt to meet demand and there is a lengthy waiting list exceeding 12 months for plots within the city. In terms of identifying further demand elsewhere in the district there are no formal records available, although there is a greater provision of allotments in the northern area of the district.
Cemeteries and churchyards	Cemeteries and churchyards includes areas for burial, quiet contemplation and tranquillity. Sites can often be linked to the promotion of wildlife conversation and biodiversity.	38.5 40 recorded churchyards	The need for burial grounds and new burial spaces is dependent on site capacity and the gradual need for more space when the capacity of remaining sites become exhausted. The population forecasts show there is likely to be a significant rise in the number of older people in the district over the next 20 years.

**Indicator HSC2: Satisfaction with open spaces, sport and recreation**

8.3 The Lichfield historic parks survey is a continuous survey that can be completed online, it is also handed out to visitors to the parks by the park rangers as part of their targeted feedback.

Table 8.2: Beacon Park satisfaction survey

How satisfied are you with Beacon Park overall?	2016	2017	2018	2019	2020	2021	2022
Completely satisfied	66%	58.7%	65.6%	57.1%	40%	56.3%	65.3%
Satisfied	32%	41.3%	31%	40.5%	60%	43.7%	34.7%
Dissatisfied	0%	0%	3.4%	0%	0%	0%	0%
Completely dissatisfied	2%	0%	0%	2.4%	0%	0%	0%

## Key findings

- 8.4 100% of respondents to the park satisfaction survey in 2020, 2021 and 2022 were satisfied with the park overall.

## 9. Natural resources

Local Plan Strategic Priority and Policy	Strategic Priority and Policy
Strategic priority 12	To protect and enhance the quality and character of the countryside, its landscapes and villages by ensuring that development which takes place to meet identified rural development needs, contributes to countryside character through enhancements to the local environment and preserves the Green Belt.
Strategic priority 13	To protect and enhance and expand the quality and diversity of the natural environment within and outside urban areas and help realise the positive contributions which can be made to address climate change.
Core policy 13	Our natural resources
Policy NR1	Countryside management
Policy NR2	Development in the Green Belt
Policy NR3	Biodiversity, protected Species & their habitats
Policy NR4	Trees, woodlands & hedgerows
Policy NR5	Natural & historic landscapes
Policy NR6	Linked habitat corridors & multi-functional greenspaces
Policy NR7	Cannock Chase special area of conservation
Policy NR8	River Mease special area of conservation
Policy NR9	Water quality

9.1 This chapter monitors the delivery of the Strategic Priorities and Local Plan policies set out within the infrastructure chapter in the [adopted Local Plan](#).

9.2 The landscape of the Lichfield district is rich and varied due to underlying variations in geology and the presence of two major river valleys; the River Trent and River Tame. To the north and north-east of the district lies the Trent Valley washlands, and significant levels of quality agricultural land that make up the Mease lowlands. The district also includes part of the Cannock Chase area of outstanding natural beauty (AONB), and the reservoir of Chasewater, near Burntwood. The district's rural areas contain some high quality rural landscapes. There are numerous protected areas within the district of different designations including the Cannock Chase and Mease special areas of conservation, designated sites of special scientific interest (SSIs), sites of biological interest and biodiversity alert sites.

### Indicator NR1: Water quality

9.3 There are several rivers and water courses within the District including a number of smaller rivers and tributaries, along with three major canals. The Environment Agency publishes data in line with the requirements of the Water Framework Directive (WFD).

Table 9.1: Water quality

Water body name and ID	Ecological quality (2016)	Ecological quality (2019)	Chemical quality (2016)	Chemical quality (2019)	Overall water body (2016)	Overall water body (2019)	Overall classification (2016)	Overall classification (2019)	Overall waterbody objective (and target date)
River Trent (from Moreton Brook to River Tame) GB104028047290	Poor	Poor	Good	Fail	Poor	Poor	Poor	Poor	Good (2027)

Water body name and ID	Ecological quality (2016)	Ecological quality (2019)	Chemical quality (2016)	Chemical quality (2019)	Overall water body (2016)	Overall water body (2019)	Overall classification (2016)	Overall classification (2019)	Overall waterbody objective (and target date)
River Mease (from Hooborough Brook to Trent) GB104028046560	Moderate	Moderate	Good	Fail	Moderate	Moderate	Moderate	Moderate	Good (2027)
Bourne-Bilson Brook Catchment (tributary of Trent) GB104028047270	Moderate	Bad	Good	Fail	Moderate	Bad	Moderate	Bad	Good (2027)
River Tame (from River Anker to River Trent) GB104028047050	Moderate	Poor	Good	Fail	Moderate	Poor	Moderate	Poor	Moderate (2015)
Black/Bourne Brook (from source to Tame) GB104028047000	Poor	Poor	Good	Fail	Poor	Poor	Poor	Poor	Poor (2015)
Pyford Brook Catchment (tributary of Trent) GB104028047250	Bad	Bad	Good	Fail	Bad	ate	Bad	Bad	Good (2027)
River Blithe (from Tad Brook to River Trent) GB104028046491	Moderate	Moderate	Good	Fail	Moderate	Moderate	Moderate	Moderate	Moderate (2015)
Crane Brook (from source to Fotherley Brook) GB104028046480	Poor	Poor	Good	Fail	Poor	Poor	Poor	Poor	Poor (2015)
Fotherley Brook (from source to Black-Bourne Brook) GB104028046450	Bad	Poor	Good	Fail	Bad	Poor	Bad	Poor	Poor (2021)
Coventry and Ashby Canals GB70910212	Good	Good	Good	Fail	Good	Moderate	Good	Moderate	Good (2015)
Trent & Mersey Canal (summit to Alrewas) GB70410142	Good	Good	Good	Fail	Good	Moderate	Good	Moderate	Good (2015)

9.4 The environment agency data suggests that many of the District's watercourses are suffering from low water quality, with the overall water body quality having decreased in 2019, and all chemical quality conditions having failed in 2019. Under the water framework directive the water quality must not deteriorate, and should aim to be of at least 'good' quality.

Indicator NR2: Planning permissions granted contrary to environment agency advice

9.5 There are a number of areas within the District which are at risk of flooding, due to the rivers (River Mease, River Trent, River Tame and River Blithe) which flow through it. These areas have been identified through the [Strategic Flood Risk Assessment](#) (SFRA). As was the case in previous years there have been no permissions granted contrary to the advice given by the Environment agency for this year.

Indicator NR3: Developments in the countryside

Table 9.2: Developments approved for country-based enterprise

Development	Planning reference	Description of proposal	In the green belt
Christ Church, Chapel Lane, Gentleshaw	20/00074/FUL	Change of Use from agricultural land to churchyard	Yes
Old Wood Farm, 6 Blithbury Road, Colton	20/00079/FUL	Installation of horse walker area	No
Fullbrook Nursery, Watery Lane, Curborough, Lichfield	20/00397/FUL	Retention of 2no. general purpose horticultural buildings	No
Raptor Farm, Raddle Lane, Edingale,	20/00176/FUL	Siting of 2 static caravans and retention of storage facilities, hawk, pigeon and quail enclosures	No
Land Between Clifton Lane And Syerscote Lane	20/00795/ABN	Agricultural Determination : Erection of a livestock rearing shed	No
Land West Of Goosemoor Cottages, Goosemoor Green	20/00235/CLE	Certificate of lawfulness (existing): Continued use of land for equine grazing and retention of stable and field shelter	Yes
Land North Of Main Road, Haunton	20/00962/ABN	Agricultural Determination: Erection of livestock house	No
Bentley Hall Cottage, Uttoxeter Road,	20/00839/FUH	Erection of Stable Block (comprising 4 stables, tack room and feed store)	Yes
Blue Gates Farm, Brookhay Lane	20/00623/FUL	Erection of stable block (comprising 4 stables, hay, tack and feed stores) and horse walker and associated works	No
The Birches, Cranebrook Lane, Hilton	20/00681/FUL	Demolition of existing stables and erection of new stable blocks (comprising 4 stables, hay, tack, wash and feed stores), creation of ménage and improvement to vehicular access and associated works	Yes
New House Farm, Uttoxeter Road	18/00527/COU	Change of use of store/workshop to holiday let.	No
Fairfields, Raikes Lane, Lichfield	20/01072/FUL	Erection of a replacement poultry rearing unit	Yes
6 Holding Pessall Lane, Edingale,	20/01325/FUL	Erection of cow shed and construction of roof over muck store	No
6 Holding Pessall Lane, Edingale	20/01326/FUL	Extension of existing cow shed and construction of additional cow shed	No
Highbridge Fisheries, Uttoxeter Road, Hill Ridware,	20/01581/CLE	Certificate of Lawfulness (Existing) : Continued use of site as a recreational coarse fishery and fish farm	No

Development	Planning reference	Description of proposal	In the green belt
Fox Meadow Equestrian Ltd, Fox Meadow Farm, Cowhill Lane, Fradley	21/00039/FUL	Variation of condition 6 (Equestrian Use) of permission 12/01265/FUL relating to proposing to use the area for dog training purposes as well	No

Indicator NR4: Changes in areas biodiversity importance

Table 9.3: Changes in areas of biodiversity importance

Site	Number (2018)	Area (Ha) (2018)	Number (2019)	Area (Ha) (2019)	Number (2020)	Area (Ha) (2020)	Number (2021)	Area (Ha) (2021)	Number (2022)	Area (Ha) (2022)
Site of Biological Interest (SBI)	88	830.6	91	861.3	91	830.6	91	859.1	91	859.1
Biodiversity Alert Site (BAS)	57	233.2	57	232.5	59	235.7	59	235.7	59	235.7
Site of Special Scientific Interest (SSSI)	4	330.5	4	330.5	4	330.5	4	330.5	4	330.5
Special Area of Conservation (SAC)	1	10.8	1	10.8	1	10.8	1	10.8	1	10.8
Area of Outstanding Natural Beauty (AONB) <sup>14</sup>	1	550.3	1	550.3	1	550.3	1	550.8	1	550.8

9.6 The quality of sites of special scientific interests (SSIs) are monitored by Natural England, the table below provides an assessment of the SSSI's within the district. Many of the sites are said to be recovering, and it is important to maintain this improvement over the long term to bring the sites back to a favourable condition. There have been no changes in the data in this monitoring year.

Table 9.4: Quality of Sites of Special Scientific Interest (SSSI)

SSSI	Unit Area (ha)	Main habitat	Condition	Latest assessment date
Stowe Pool and Walk Mill Clay Pit (Unit 1)	5.28	Standing open water and canals	Unfavourable - declining	19/12/2012

<sup>14</sup> Much of the AONB is outside of the District boundary.

SSSI	Unit Area (ha)	Main habitat	Condition	Latest assessment date
Stowe Pool and Walk Mill Clay Pit (Unit 2)	3.12	Standing open water and canals	Unfavourable - no change	21/12/2012
Chasewater and the Southern Staffordshire Coalfield Heaths (Unit 5)	30.02	Dwarf shrub, heath -lowland	Unfavourable - Recovering	29/07/2010
Chasewater and the Southern Staffordshire Coalfield Heaths (Unit 6)	53.86	Dwarf shrub, heath - lowland	Unfavourable - Recovering	29/07/2010
Chasewater and the Southern Staffordshire Coalfield Heaths (Unit 7)	7.03	Fen, marsh & swamp - lowland	Favourable	28/07/2010
Chasewater and the Southern Staffordshire Coalfield Heaths (Unit 8)	8.72	Dwarf shrub, heath - lowland	Unfavourable - Recovering	28/07/2010
Chasewater and the Southern Staffordshire Coalfield Heaths (Unit 9)	11.40	Dwarf shrub, heath - lowland	Unfavourable - Recovering	28/07/2010
Chasewater and the Southern Staffordshire Coalfield Heaths (Unit 12)	8.81	Standing open water and canals	Favourable	27/07/2010
Chasewater and the Southern Staffordshire Coalfield Heaths (Unit 13)	102.76	Standing open water and canals	Unfavourable - Declining	27/09/2019
Chasewater and the Southern Staffordshire Coalfield Heaths (Unit 14)	1.52	Standing open water and canals	Favourable	26/07/2010
Chasewater and the Southern Staffordshire Coalfield Heaths (Unit 15)	6.06	Dwarf shrub, heath- lowland	Unfavourable - Recovering	26/07/2010
Gentleshaw Common (Unit 3)	69.23	Dwarf shrub, heath - lowland	Unfavourable - Recovering	15/10/2013
Gentleshaw Common (Unit 4)	11.24	Fen, marsh & swamp - lowland	Unfavourable - Recovering	15/10/2013
River Mease (Unit 1)	5.85	Rivers and streams	Unfavourable - No Change	14/01/2010

**Indicators NR5-NR13: Biodiversity and environmental quality initiatives indicators**

9.7 Lichfield District Council contributes to a number of local programmes designed to protect and enhance biologically important sites throughout the district. The council also contributes to a number of local initiatives which relate to maintaining and enhancing certain environments found within the district boundary. Many of these initiatives are long term goals and will be monitored over their duration, the indicators set out the current situation and the Council’s contribution.

Table 9.5: Biodiversity and environmental quality initiatives

Local indicator	Targets	Current situation
Indicator NR5: To improve the condition of nationally important sites such as SSSIs and SACs	To achieve and maintain favourable conditions for all SSSIs and SACs in Lichfield district	The council meets the conservation objectives for its SSSI by implementing Higher Level Stewardship scheme that is funded by DEFRA, at Wharf Lane. Management Plan in place and conservation improvements are ongoing. Stowe Pool SSSI is in 'unfavourable' and 'declining' condition because the white-clawed crayfish are no longer present. Habitat Management Plan and conservation improvements are ongoing. All other SAC's and SSSI's are managed by 3rd parties.
Indicator NR6: To protect regionally and locally important sites such as Local Wildlife Sites, Local Geological Sites and Biodiversity Alert Sites from loss of area	No net loss of areas of natural or semi-natural habitat	Lichfield District Council is an active partner of the Staffordshire Wildlife Sites Partnership which monitor these sites (over a five year period). There are currently 78 sites being monitored within the District. The mitigation hierarchy is applied to planning applications and development. The council is a partner organisation of the Staffordshire Local Nature Recovery Strategy (LNRS). A net gain to biodiversity must be incorporated into all developments. On site compensation and biodiversity offsetting schemes must produce habitats of measurably greater biodiversity value than will be lost through the development. The Council considers the minimum increased amount or 'replacement percentage' to be set at 20% above the biodiversity unit value of the habitats lost.
Indicator NR7: To continue contributing to the Staffordshire Biodiversity Action Plan and protecting European and nationally protected species	Protection and enhancement of the Staffordshire Biodiversity Action Plan habitats and species. No net loss of Staffordshire BAP priority habitats and species	The Council continues to contribute to this indicator through the implementation of the Districts Biodiversity and Development SPD. This is also monitored through Development Control, which seeks biodiversity enhancement, mitigation and/or compensation should development occur at such sites. Lichfield District Council is also an active partner of the Wildlife Sites Partnership.
Indicator NR9: To protect and enhance the Cannock Chase AONB	Achieve schemes in the action plan.	The council actively participates in an officer working group and joint committee for the governance of AONB delivery and an annual monitoring report is produced to monitor progress against the management plan. The council attends AONB task and finish groups for; land management and visitor management.
Indicator NR10: To contribute to the implementation of the National Forest Strategy	To make a contribution to forest biodiversity action plan targets	There is only a small area of the National Forest within Lichfield District and as such it is difficult to deliver TNFs targets within the overlapping boundaries. The Council seeks to support this via the implementation of biodiversity net gain, biodiversity offsetting schemes and adherence to the Local Plan Nature Recovery Network Mapping.
Indicator NR11: To contribute to the	To contribute to the Forest of Mercia's own targets for woodland	The council continues to contribute to Forest of Mercia targets by carrying out woodland management



Local indicator	Targets	Current situation
implementation of the Forest of Mercia Plan	planting, management and access	and enhancement and planting trees on sites within the district where possible.
Indicator NR12: To contribute to the strategy for the Cannock Chase to Sutton Park biodiversity enhancement area	To continue to contribute to achieving the strategy	Lichfield District Council is a key stakeholder in the 'Purple Horizons' project – one of the 5 national nature recovery projects launched by Natural England. This work aims to re-establish habitat links within the project zone of Cannock Chase and Sutton Park, by enhancing/restoring/creating heathland and associated habitats. LDC work closely alongside Natural England, Walsall Metropolitan Borough Council, and other partners. The council is actively participating in the midlands Heathland Heartland (MHH) programme. Nature Recovery Network mapping and biodiversity offsetting schemes are contributing to this. Please see MHH vision.
Indicator NR13: To promote the central rivers initiative vision	Active involvement with the steering of this project and achieving targets associated with Lichfield District Council	The council continues to provide funding for the Central Rivers Initiative (CRI) and is a board member of the scheme. The focus for the council is to support the project and help foster increased recreational opportunities, tourism and economic activity. The CRI project board has an action plan for delivery and is in the delivery stages of the TTTV HLF project that delivers outcomes based on this.

Indicator NR14: Tree preservation

Table 9.6: Tree preservation orders

Year	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23
Number of new tree preservation orders	9	16	17	15	12	12	18
Number of existing tree preservation orders deleted	0	0	1	0	0	1	2
Number of prosecutions for tree damage	1	0	0	1	0	0	0

Table 9.7: Number of applications for works on trees in conservation areas

Area	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23
Alrewas	22	19	23	21	33	38	38
Clifton Campville	0	1	0	1	0	1	0
Colton	4	6	10	3	4	3	6
Drayton Bassett	N/A	N/A	N/A	1	1	0	2
Elford	6	4	10	9	4	6	9
Fazeley	1	2	7	2	0	6	2
Fradley	0	1	1	1	2	1	0

Area	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23
Hamstall Ridware	0	0	2	3	0	2	0
Handsacre	3	0	0	0	0	0	1
Harlaston	1	1	2	1	4	6	3
Haunton	2	2	3	0	0	0	0
Hints	2	3	2	1	4	3	4
Hopwas	0	2	4	4	4	0	3
Kings Bromley	3	9	10	5	12	14	11
Little Aston	34	30	19	16	39	0	22
Lichfield	31	35	29	36	33	50	48
Longdon Green	6	3	0	3	1	5	5
Mavesyn Ridware	1	1	0	0	1	1	3
Shenstone	11	9	8	13	5	40	18
Wall	3	6	3	2	2	0	1
Whittington	12	13	16	23	15	14	11
Wigginton	1	0	2	0	0	7	2
<b>Total</b>	<b>144</b>	<b>147</b>	<b>151</b>	<b>149</b>	<b>164</b>	<b>197</b>	<b>189</b>

Table 9.8: Applications for works on protected trees

Area	2018/19	2019/20	2020/21	2021/22	2022/23
Alrewas	6	5	7	15	10
Armitage	3	5	5	3	0
Burntwood	20	25	29	28	28
Colton	1	2	2	1	2
Clifton Campville	1	0	0	0	1
Drayton Bassett	1	1	3	1	3
Elford	2	5	1	1	5
Farewell	0	1	0	3	1
Fazeley	1	3	1	3	3
Fradley / Streethay	1	1	8	0	4
Harlaston	1	1	0	4	1
Hints	4	3	1	1	1
Hammerwich	6	5	5	5	7
Kings Bromley	0	0	3	1	4
Lichfield	42	45	36	54	59
Longdon	4	4	7	7	5
Mavesyn Ridware	1	2	2	1	0
Shenstone	34	29	47	56	44
Thorpe Constantine	0	1	0	0	0
Wall	0	0	2	0	0
Whittington	4	6	9	7	8
Wigginton	0	0	0	0	1
<b>Total</b>	<b>132</b>	<b>144</b>	<b>168</b>	<b>191</b>	<b>187</b>

### Indicator NR15: Air quality management areas

9.8 This indicator monitors the number and condition of Air Quality Management Areas (AQMAS) within the Lichfield district. Detailed information on air quality within the District and on the

AQMAs can be found in the [Air Quality Monitoring Report](#) which is produced annually by the Environmental Health Department.

- 9.9 There are currently two AQMAs within the district, one located at Muckley Corner, AQMA No.1, and the second on the A38 Streethay to Alrewas, AQMA No 2, which monitor any exceedances of an annual mean nitrogen dioxide (NO<sub>2</sub>) objective. AQMA No.1 is currently at or just under the annual mean NO<sub>2</sub> objective, but is not likely to be revoked in the near future. AQMA No. 2 continues to be under the annual mean NO<sub>2</sub> objective, however continued testing is required to ascertain if this is a permanent situation before consideration is made for this to be revoked. Overall, NO<sub>2</sub> concentrations have declined across the district over the past five years.
- 9.10 An [Air Quality Action Plan](#) was adopted by the council in August 2019 and sets out areas of action in pursuit of the objectives and to tackle the air quality issues within the AQMAs between 2018 and 2022.

### Key findings

- 9.11 Lichfield District Council remain involved with many different environmental projects, initiatives and partner organisations to ensure the protection of our natural environment and continues to be committed to the progress and success of these schemes.
- 9.12 Many of the District's watercourses are suffering from low water quality, with the overall water body quality having decreased in 2019, and all chemical quality conditions having failed in 2019.
- 9.13 There have been 2 planning permissions granted for countryside enterprises. The council continues to accept the advice of the Environment Agency with no developments occurring contrary to their advice.
- 9.14 There has been a small decrease in the number of applications for works on trees in conservation areas, going from 191 in 2021/22 to 189 in 2022/23.

## 10. Built and historic environment

Local Plan Strategic Priority and Policy	Strategic Priority and Policy
Strategic priority 14	To protect and enhance the district’s built environment and heritage assets. Its historic environment and local distinctiveness, ensuring an appropriate balance between built development and open space, protecting the character of residential areas, protecting existing open spaces and improving the quality of and accessibility to open space and semi-natural green spaces.
Strategic priority 15	To focus residential community and commercial facilities into high quality developments within the most sustainable locations whilst protecting and enhancing the quality and character.
Core policy 14	Our built & historic environment
Policy BE1	High quality development

10.1 This chapter monitors the delivery of the Strategic Priorities and Local Plan policies set out within the infrastructure chapter in the [adopted Local Plan](#).

### Indicator BE1: Major developments refused on poor design grounds

10.2 Three major developments have been refused on poor design grounds during this year, one which it’s design and form would fail to respect the character and appearance of the surrounding area, and two which would be of detrimental effect to nearby listed buildings. The project teams approach to planning applications and pre-application engagement continues to ensure quality development comes forward.

### Indicator BE2: Conservation area appraisals

10.3 Nineteen [Conservation Area Appraisals and Management Plans](#) have been adopted, and complement the policies of the Local Plan in the following areas; Alrewas, Clifton Campville, Colton, Drayton Bassett, Elford, Fazeley Bonehill, Fradley Junction, Harlaston, Haunton, Hints, Hopwas, Kings Bromley, Lichfield City, Little Aston, Mavesyn Ridware, Shenstone, Wall and Wigginton.

## Indicator BE3: Buildings at risk

Table 10.1: Buildings at risk

Site	Added	Grade	Other designations	Situation as of May 2020	Risk category	Last inspected
Church of St John the Baptist, Edingale	2016	II*	None	The church of St John the Baptist has C13 origins and consists of a nave with a west tower and a chancel with a north side organ chamber. Several phases of past repairs, remodelling and rebuilding are clearly evident but works to renew roof coverings, high level stonework and rainwater goods are urgently required. A Listed Places of Worship Roof Repairs Grant awarded in June 2016 has facilitated the renewal of the tower, nave and chancel roof coverings, parapet gutter linings, rainwater goods and new surface water drainage but extensive high level masonry repairs remain outstanding.	D	n/a
Manor House, Hamstall Ridware	n/k	II*	Scheduled monument, 2 LBs, CA	Porch, walls and gatehouse to timber framed C15 country house, substantially altered in C16 and C18 with brick hall, tower and courtyard walls. The site is privately owned and is considered to be in very poor condition. The tower remains as a prominent garden folly with considerable structural issues. The house is still in use, but the tower is derelict and in very bad condition. The owner is working with Historic England to manage vegetation and a detailed recording survey has been completed. Further structural assessment of the site is needed.	A	June 2017
Church Tower north of Church of St John, St Johns Hill, Shenstone	n/k	II*	CA	This is a C13 derelict church tower with later alterations. It is owned by the Church of England and there are no current plans for future use of the tower. The site is considered to be in very poor condition. Funding is in place for full repairs to be carried out and for works to enable the tower to be accessible to the public. The works to the tower have been completed (July 2022).	D (was C)	July 2022
Engine House at Sandfields Pumping Station, Chesterfield Road, Lichfield	2019	II*	None	Engine House built 1872-83 for South Staffordshire Waterworks Company, now disused. One of only 4 pumping stations in England to retain N original Cornish beam engine in situ. The Council are working with the owners and the Lichfield Waterworks Trust to find a financially sustainable, long-term use for the building.	C	January 2020

Site	Added	Grade	Other designations	Situation as of May 2020	Risk category	Last inspected
Church of St Michael and All Angels, Blithbury Road, Hamstall Ridware	2020	I	CA	The church of St Michael and All Angels has C12 origins and consists of a nave with aisles and a clerestory, a west tower with spire, a south porch and a chancel with side chapels and a clerestory. The church is constructed in buff ashlar masonry with low pitched roofs. The church was subject to heritage crime in 2019 and subsequent damage has been caused to masonry above the south aisle. Temporary works to weatherproof the building have been carried out whilst repairs are planned and organised.	D	April 2023
Chetwynd Bridge (that part in Alrewas), Tamworth Road, Alrewas	2020	II*	None	Chetwynd Bridge crosses the River Tame south east of Alrewas village. Designed by the County Surveyor Joseph Potter, it was manufactured in 1824 by the Coalbrookdale Company. Configured as three spans of cast iron arches with two stone cutwaters, the cast iron balustrades have become distorted by corrosion, misaligned and are generally in poor condition. Whilst they have no vehicle constraining capacity, remedial repairs are urgently required to ensure that they remain secure, upright and intact. Works are scheduled to be carried out to repair the structure of the bridge during summer 2021. Works being carried out. Once works have been completed the bridge can be removed from the Historic England at risk register. Site visit required to assess whether works have been completed.	D	February 2020
Armitage URC, Armitage	2013	II	None	Congregational Chapel. 1820 extended later C19th. This property has been vacant for a number of years. The property suffered considerable damage in 2020 by tenants using the building for unauthorised purposes. Application for change of use to residential.	C	October 2021
Stonehouse Cottages, Armitage	2013	II	None	Pair of houses. Late C17th with early C18 and C19th alterations. These houses are in the ownership of Ideal Standard (UK) and have been vacant for a number of years.	C	April 2019
Remains of Bellamour Old Hall, Colton	2013	II	None	Remains of early C17 house. Attic storey was removed c1840 and partly demolished in 1960's. Building is in private ownership and is a consolidated ruin.	A	August 2021
Bonehill Mill, Lichfield Street, Fazeley	2013	II	CA	Early C19th Watermill with later additions. This building was badly fire damaged in 2010. It was scaffolded but now the site has no roof and so is open to the elements. In same ownership as and forms a historic grouping with 122 Lichfield Street and 116-120 Lichfield Street which are both also on	A	December 2022

Site	Added	Grade	Other designations	Situation as of May 2020	Risk category	Last inspected
				this list. The building has been purchased and an application for its renovation and conversion to residential is currently (June 2023) awaiting approval.		
116 to 120 Lichfield Street, Fazeley	2013	II	CA	Early C19 House and outbuildings to Fazeley Mill (G.V.), now shops. Partly vacant and this part continues to deteriorate. In the same ownership and forms a historic grouping with Bonehill Mill and 122 Lichfield Street (both also on the register) which are also Grade II listed. The building has been purchased and an application for its renovation and re-use as residential is currently (June 2023) awaiting approval.	C	December 2022
122 Lichfield Street, Fazeley	2013	II	CA	Early C19th Mill House. Property has been vacant for many years. In very poor condition and not weathertight. In the same ownership as and forms a historic grouping with Bonehill Mill and 116-120 Lichfield Street (both also on the register) which are also Grade II listed. The building has been purchased and an application for its renovation and re-use as residential is currently (June 2023) awaiting approval.	A	December 2022
L-shaped out buildings, Bucks Head Farm, Hints	2013	II	None	Farm outbuildings comprising barns and former smithy. Mid to late C18th with C19th Additions. Under threat from HS2, they will be retained but other buildings on the site are being demolished for HS2 so the route will run very close. The condition of the buildings has now deteriorated significantly and unfortunately suffered a substantial collapse. LDC is working closely with HS2 and other stakeholders to get the buildings repaired. Application in place for repairs to the structure following the removal of other elements by HS2.	A	February 2023
Kings Bromley Manor Garden walls and pavilion, Kings Bromley	2013	II	CA	Walls and pavilions C18th. In multiple ownerships. Repairs needed, at risk of further deterioration.	A	May 2018
Tithe Barn, Church Lane, Mavesyn Ridware	2013	II	CA	Barn and stables, late C17th. In private ownership. Within grounds of The Old Rectory which is also Grade II listed but not at risk. Used as domestic storage. Application submitted for works to bring part of building back into use (2022).	E	July 2022
Packington Hall, Swinfen & Packington	2013	II	None	Country House, mid-C18th. Permission has been granted for conversion of the Hall to residential apartments with new build residential development to the rear of the site. Exterior repairs to the building are progressing well and the building is now weathertight.	F	September 2020
4 Bore Street, Lichfield	May 2018	II	CA	Former Prince of Wales public house now vacant. Early C19th with possible earlier core. Has been vacant for over 10 years and no solution has been	C	April 2023

Site	Added	Grade	Other designations	Situation as of May 2020	Risk category	Last inspected
				found. Enforcement action taken and works carried out. Application to be submitted for works to bring building back into use. Currently still vacant.		
Davidson House, Upper St John Street, Lichfield	March 2020	II	None	Originally a house, formerly the South Staffordshire Regimental Museum, also used as an office. Dating to c1810. Has been vacant for a number of years.	C	November 2018
Seedymill Farmhouse, Seedy Mill Lane, Elmhurst	March 2020	II	None	Mill house. Early C19. Forms a grouping with Seedy Mill and associated cartshed. Now within the grounds of Lichfield Golf and Country Club. In poor condition, particularly the roof which was not weathertight.	C (A)	May 2019



## Key findings

- 10.4 There are currently 20 buildings on the building at risk register 2022/23. In total, four buildings have been removed from the register since 2018.

## 11. Neighbourhood plans and community engagement

11.1 This chapter monitors neighbourhood plans and community engagement. Whilst this is not related to a specific section of the Local Plan, it is still considered important to continue to monitor our community engagement in relation to spatial policy and the implementation of development plans.

### Indicator CE1: Neighbourhood plans

11.2 [Neighbourhood plans](#) are community produced documents which when 'made' (adopted) form part of the development plan for the district. We will advise and guide parishes producing a neighbourhood plan. There are nineteen designated neighbourhood areas within the district, and of these twelve areas have made plans.

11.3 Continued progress has been made on a number of plans across the district throughout the year.

### Indicator CE2: Public engagement in local and neighbourhood plans.

11.4 No public consultations took place during the monitoring year.

### Indicator CE3: Website usage

11.5 A wide range of information on planning matters are available via the [District Council's website](#). The below table shows the number of hits on the webpages specific to planning and the Local Plan within the monitoring year.

Table 11.1: Website usage

Webpage	Views (2019/20)	Views (2020/21)	Views (2021/22)	Views (2022/23)
<a href="#">Planning &amp; Building Control Homepage</a>	5,984	3,150	28,806	39,982
<a href="#">Local Plan Homepage</a>	5,207	2,878	2,882	192
<a href="#">Neighbourhood plans homepage</a>	1,295	795	653	842

### Indicator CE4: Section 106/CIL community engagement

11.6 The Spatial Policy and Delivery Team liaise with parish councils, partners and other community groups to implement community projects across the district using developer contributions including Section 106 agreements and CIL. Further information on developer contributions is available on the [planning obligations section of our website](#).

Table 11.2: Developer contribution community engagement

Year	Consultation	Consultees	Involvement
2022/23	Allocation of CIL Meaningful Proportion April 2022 & October 2022	Parish Councils	The Local element of levied CIL monies (Meaningful Proportion Section 56 CIL Regs) was transferred to Parish Councils to facilitate the delivery or measures to address local identified infrastructure requirements.

Indicator CE5: Countryside consultations

Table 11.3: Countryside consultations

Scheme	Consultation
Gentleshaw Common SSSI, Chasewater Heaths SSSI, Pipehill Common, Muckley Corner Common, Christian Fields LNR, Ironstone Road Heathland, Coulter Lane, Saddlers Wood, Larks Rise, Beacon Park, Darnford Park Conservation Projects and Education	Gentleshaw Common was transferred to Staffordshire Wildlife Trust on a 99 year lease in January 2016. The Wildlife trust engages with local schools, residents and visitors to highlight the importance of wildlife on this site. Volunteers learn about wildlife management and contribute to a site’s conservational and recreational value. Biodiversity offsetting schemes are active on Muckley Corner Common, Pipehill Common, and Ironstone Road Heathland. Notices are erected on site and parish councils are contacted when works are scheduled

Key findings

11.7 There are currently twenty-one designated neighbourhood areas within the district. Thirteen Neighbourhood Plans passed referendum and are now made. have successfully

## 12. 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 or 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.

**Biomass:** The biodegradable fraction of products, wastes and residues from agriculture (including plant and animal substances), forestry and related industries.

**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.

**Central Rivers Initiative (CRI):** A partnership approach to managing the River Trent and River Tame in the region between Tamworth and Burton upon Trent.

**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.

**Clinical Commissioning Group (CCG):** Clinical commissioning groups are NHS organisations set up by the Health and Social Care Act 2012 to organise the delivery of NHS services in England. They replace primary care trusts.

**Combined heat and power (CHP):** The use of waste heat from power generation to provide heating for a building or a neighbourhood.

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

**Decentralised energy supply:** The use of energy from on-site or renewable sources limiting the need to draw energy from the national supply.

**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.

**Floorspace capacity:** Available space for office, retail or industrial unit within a specific area.

**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 a number of indicators which focus on a range of social, economic and housing issues, and are then used to provide an overall deprivation rank for these areas.

**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.

**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 2040 (formerly known as the Local Plan Review):** This document. The plan for future development within Lichfield District up to 2040, drawn up by the local planning authority in consultation with communities and other bodies. The Local plan when adopted forms the statutory plan for the district. Once adopted the Local Plan 2040 will replace the current local plan.

**Local Plan Review Scope, Issues and Options/Preferred Options & Policy Directions/Preferred Options:** The previous consultation stages carried out on this local plan with the objective of gaining public consensus over proposals ahead of submission to government for independent examination.

**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.

**Local geological sites:** Non-statutorily protected sites of regional and local importance for geodiversity (geology and geomorphology) in the United Kingdom. Local Geological Sites together with Local Wildlife Sites are often referred to as Local Sites.

**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 February 2019. 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.

**Other rural settlements:** Smaller villages that do not have a good range of public services. These villages are identified within the settlement hierarchy in this local plan.

**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 housing allocation (SHA):** An area which has been identified and allocated for new development, which is significant to the spatial strategy as a whole. These allocations are usually complex, have long lead in times and can assist in the delivery of strategic infrastructure.

**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.

**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.