

"Planning a positive future for us all"

Lichfield District Core Strategy



Policy Directions

April 2009



Lichfield
district council
www.lichfelddc.gov.uk

Seeking your views

To work towards the preparation of a Core Strategy consultation has already taken place on an initial [Issues & Options Document](#), and a [Preferred Options Document](#). These consultation stages provided important information, identifying issues to be addressed, further issues to be examined, the vision to be strived for, the spatial objectives to be delivered and a framework upon which to develop strategic policies.

The purpose of this further consultation is to seek broad consensus on the direction of policies to guide development across the District. This consultation document is intended to supplement the [Core Strategy Preferred Options](#) document published by the District Council in December 2008. The policies identified in this document reflect 'policy directions' and **DO NOT** represent final policy wording. Further comment is invited on all aspects of the proposed policy directions identified.

The tables at the head of each chapter of the document identify the relevant strategic objectives for each topic that have been identified through the previous stages. It shows their relationship to the relevant Sustainable Community Strategy and District Council Strategic Plan and all of these act as overall context for each topic.

A draft Core Strategy is scheduled to be published and placed on deposit in October 2009 when you will have an opportunity to submit formal representations that will be considered by an Independent Inspector through an Examination, which will follow submission of the draft Core Strategy, scheduled for January 2010.

How to comment:

Why not use our new, improved online consultation centre (Limehouse) to submit your views. It's quick and easy and you also get other benefits. Using the system you can read the draft document and comment on each section in turn. You can also view what other people have said. Not only that, you can sign up for email alerts which will notify you when new documents are published online.

To view the documents and to submit your comments through our consultation centre please visit www.lichfielddc.gov.uk/newldf

What to do if you would prefer to send your views by letter or email

You can write to the Council care of the Planning Policy Manager, FREEPOST WV370, Development Services, Lichfield District Council, Lichfield, Staffordshire, WS13 6BR. Or you can email the team at developmentplans@lichfielddc.gov.uk

Copies of the document are available for inspection at the following offices during normal office hours:

- District Council Offices, Frog Lane, Lichfield, Staffs, WS13 6YZ (08.45 – 17.15 Monday - Friday)
- Burntwood Local Office, Burntwood Library, Sankey's Corner, Burntwood, Staffordshire WS7 2BX (Monday, Tuesday, Wednesday & Friday 09.30 - 15.30, Thursday 09.30 - 13.00)
- Old Mining College Centre, Queen Street, Chasetown, Burntwood, Staffordshire WS7 8QH (Monday-Friday 09.00 -17.00)

And at the following libraries

- Brereton Library, Talbot Road, Rugeley, WS15 1AU (Monday 14.00-17.00, Tuesday & Thursday 09.00-13.00 & 14.00-17.00, Friday 14.00-18.00 & Saturday 09.30 – 13.00)
- Brownhills Library, Park View Centre, Chester Road North, Brownhills, WS8 7JB (Tuesday, Wednesday, Thursday, Friday 9.00 – 18.00 & Saturday 09.00-16.00)
- Burntwood Library, Sankeys Corner, Bridge Cross Road, Burntwood, WS7 2BX (Monday, Wednesday 09.00 – 17.00, Tuesday & Friday 09.00 – 19.00, Thursday 09.00 – 13.00 & Saturday 09.30 – 16.00)
- Burton Library, High Street, Burton-upon-Trent, DE14 1AH (Monday, Wednesday, Friday 08.30 – 18.00, Tuesday 10.00 – 18.00, Thursday 8.30 – 20.00 & Saturday 08.30 – 16.30)
- Lichfield Library, The Friary, Lichfield, Staffs, WS13 6QG (Monday, Wednesday, Friday 09.00 – 17.00, Tuesday, Thursday 09.00 – 19.00 & Saturday 09.00 – 16.00)
- Rugeley Library, Anson Street, Rugeley, WS15 2BE (Monday & Thursday 09.00-18.00, Tuesday & Friday 09.00-17.00, Wednesday 09.00-13.00, Saturday 09.00-16.00)
- Shenstone Library, Main Street, Shenstone, WS14 0NF (Tuesday & Friday 09.00-13.30/14.30 – 19.00 & Saturday 09.30 – 13.00)
- Tamworth Library, Corporation Street, Tamworth, Staffs, B79 7DN (Monday & Tuesday 09.00 – 19.00, Wednesday & Friday 09.00 – 18.00, Thursday 10.00 – 18.00 & Saturday 09.00 – 16.00)
- Mobile Library (services operated from Lichfield – two vehicles)

Deadline for your views

We look forward to receiving your comments by the 11th June 2009

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1 Sustainable Communities: Spatial Strategy

Introduction:

1.1 The District Council is progressing with the preparation of the Core Strategy for a Local Development Framework, which will replace the adopted Local Plan. It will deal with the period up to 2026 and will have an influence beyond that period. The Core Strategy is the key long-term planning strategy for the Council, because it will set the policy basis for the Council's approach to making existing communities more sustainable, dealing with how to accommodate new growth requirements and protecting and enhancing the quality of the environment. The Core Strategy will need to include a vision for the future, core policies to achieve the vision and more specific, development management policies that will be used to assess and determine development proposals.

1.2 So far, the Council has considered and consulted on the planning issues and options for the future and on preferred options for how and where to accommodate housing and other growth across the District. There is a broad framework set for this at a regional level through a [Regional Spatial Strategy](#), for which proposed revisions set new targets for housing, employment and town centre growth. The proposed revisions set particularly challenging targets for new housing growth and how to accommodate this in a way that contributes to making better places to live. Meeting these challenges is a crucial part of preparing the Core Strategy.

1.3 The District Council has identified the main components of a preferred spatial strategy. This strategy has resulted from considering a range of [evidence](#) prepared so far to inform the approach to planning for the future of Lichfield District, and the results of two consultations carried out on [Issues and Options](#) and [Preferred Options](#). The strategy is set out below, but it is recognised that further technical work is needed to confirm that this is the most appropriate strategy and that it can both accommodate the required growth and be sufficiently flexible, if the requirements/demands change.

1.4 This document has been prepared as the next step to achieving a Core Strategy that the District Council can publish and subsequently submit to the Secretary of State for Public Examination. It identifies the range of policies that are considered to be necessary to implement the vision and spatial strategy through a number of themes, including a preferred approach, or direction, for each policy theme. For each theme alternative approaches are identified, although it is considered that these alternatives are less appropriate than the preferred direction. Precise policy wording is not included within the consultation, but this will need to be prepared for the draft Core Strategy, taking account of responses made at this consultation stage and further informal consultations.

What you told us:

1.5 In relation to the long-term spatial strategy for the District, the District Council sought views on broad [Issues and Options](#) through a public consultation in December 2007/January 2008. Following this, [Preferred Options](#) were developed and consultation took place in December 2008 to seek views on them. The Preferred Options proposed a strategy for accommodating growth across the District. This involved distributing most of the growth between Lichfield, Burntwood and the larger rural settlements.

1.6 In both consultations, the issue of the level of additional housing requirement proved controversial, both in terms of the overall amount and where it should take place. [Responses](#) on housing issues outweighed those on all other topics. At the Issues and Options stage four broad options were proposed, as: 1. urban growth; 2. urban and key rural settlement growth; 3. growth dispersed to settlements across the District and 4. growth in the form of a new settlement. In terms of the reaction to these broad options there was no clear consensus favouring any particular strategy approach. However, a new settlement was favoured marginally by those who responded to the Council on the four options, with the dispersed option being the second most favoured.

1.7 The Preferred Options spatial strategy proposals resulted in substantially more written [responses](#) than the number of responses submitted to the Issues and Options; with over 3,750 responses, compared to only around 140 earlier. The reason for this was the provision of more detail including the identification of strategic growth directions for Lichfield and Burntwood that involved significant urban extensions requiring development on greenfield and Green Belt land. The vast majority of responses were objections to such urban extensions, although it was also notable that the responses included a substantial number of objections from those who would be affected by a new settlement proposal, even though this did not form part of the Council's Preferred Options.

1.8 In addition landowners and developers responded, identifying a number of new potential housing land options, including a brownfield location within Burntwood at a potential strategic scale.

1.9 A number of the consultation responses continue to support a new settlement option as a means of relieving existing settlements from urban extension, particularly Lichfield and Burntwood. Significant among the responses favouring a new settlement are those received from Lichfield City Council and Burntwood Town Council. Their responses are directed towards avoiding any peripheral growth of Burntwood or Lichfield respectively in the directions of growth identified in the [Preferred Options](#).

What the evidence tells us:

1.10 National planning policy promotes the creation of sustainable communities and in relation to considering locations for housing growth, the prime factors to be taken into account are accessibility to jobs, public transport and the range of services and facilities associated with existing communities in towns and villages. National policy does not discount new settlements as an approach to growth however, but indicates that such proposals should be considered at the regional planning level.

1.11 In relation to the adopted and emerging [Regional Spatial Strategy](#) this indicates overall housing growth requirements for Local Authority areas and affordable housing requirements at a sub-regional level. For Lichfield District it requires consideration of whether part of the Lichfield District housing allocation should be located so that it relates to the needs of Tamworth and Rugeley. The RSS identifies the City of Lichfield as one of a network of strategic centres within the region where retail and office development should be located.

1.12 A wide range of [evidence](#) has been assembled through the preparation of topic reports that inform judgements about the most appropriate distribution of growth requirements within the District. Although some significant reports remain to be completed the evidence set out below provides a basis for strategy development:

- The accessibility of settlements to services and facilities by public transport has helped to identify accessible locations. Concern at the impact of growth on the A38 trunk road has been identified by Highways Agency assessments. There remains a need however to develop sustainable transport strategies to accommodate existing needs and growth requirements for Lichfield and Burntwood.
- [Strategic Flood Risk Assessment](#), [biodiversity and landscape assessment](#) and [historic landscape studies](#) have been used to inform decisions and determine the more vulnerable and sensitive areas of the District. Lichfield is the key historic centre, but many villages and rural areas also have historic landscape value.
- [Retail](#), [employment](#) and [rural sustainability assessments](#) have informed the consideration of sustainable settlements within the District, including the pre-eminence of Lichfield in the District context and a range of facilities within Burntwood. Furthermore, a number of villages have been identified that have a rural service centre function.
- A [Strategic Housing Market Assessment](#) and [Rural Housing Needs Survey](#) has identified a need for more affordable housing to meet needs arising from existing towns and villages. This need arises across the District.
- [Employment assessments](#) indicate a good distribution of existing employment locations and new land across the District, but a need for office provision to serve Lichfield. The overall high level of general employment land available indicates a potential for the release of some land for alternative uses.
- A [Strategic Housing Land Availability Assessment](#) indicates that there is housing development land potential in and around many of the District's existing settlements. This means a potential choice of housing locations and the possibility of adopting a number of spatial strategies, including one potential new settlement location. However, with the exception of significant housing potential within Lichfield and on a few potential sites at Fradley airfield and Burntwood, most potential land is greenfield, with significant parts of this located within the Green Belt.

The Preferred Spatial Strategy

Having considered the issues raised by the Preferred Options consultation, in particular the desirability of avoiding greenfield development where possible and the alternative strategy of a new settlement, the District Council considers that amendments should be made to the Preferred Options strategy to seek to make more use of brownfield land and to minimise the need for urban extensions. The alternative strategy approach of concentrating housing in a new settlement is not favoured.

Additional work is taking place that will allow the Council to conclude on a confirmed strategy for inclusion in the Core Strategy. However, it is considered that the strategy should be based upon:

- A balanced form of growth across the District, focusing primarily on Lichfield, and to a lesser extent Burntwood and key rural settlements. Growth will likely take place where possible within the settlements but also recognise a need for new sustainable communities as extensions to Lichfield.
- Housing growth for Lichfield will take place within the urban area, but also through urban extensions to the south of the city (around 1650 dwellings) and to the east around Streethay (approximately 850 dwellings). Further consideration will be given to whether the proportions of housing growth in the urban extensions should be amended to reduce the scale of growth to the south of the city.
- That Lichfield City as the strategic centre for the District should accommodate a good proportion of development requirements. Lichfield city centre will be the focus for new shopping and office development. Because of limited office development capacity in the city centre, up to around a further 15,000 sq. m. of offices should be located elsewhere within the city. This could include redevelopment of existing employment around Trent Valley station and a limited peripheral site associated with the southern direction of growth.
- Burntwood will have a lesser role in accommodating new growth to that of Lichfield City, but nevertheless should accommodate a proportion of the required housing growth, taking account of existing facilities and the potential to create an expanded town centre. The strategy should provide for limited redevelopment for office purposes, up to 5,000 sq. m. within an expanded town centre.
- Further work will seek to identify the extent to which new housing can be accommodated within brownfield and redevelopment sites in Burntwood to avoid the need for expansion of the town into Green Belt locations.
- New rural housing will be concentrated within identified key rural settlements, identified as Alrewas, Armitage with Handsacre, Fazeley, Fradley, Little Aston, Shenstone and Whittington. Smaller villages will only accommodate local housing needs, mainly within existing settlement limits.
- Fradley will play a major role in meeting rural housing need with an expansion of the existing settlements, accepting growth of around 1,000 new dwellings, including the use of current brownfield employment land. Further work will be carried out to confirm an appropriate level of growth for Fradley.
- The growth potential of other key rural settlements will be further assessed to identify an acceptable level of contribution to meeting rural housing needs taking account of local factors.
- Fazeley, where there is existing housing capacity, will have a role in meeting the housing needs arising from the local Tamworth housing market, but the Council will consider the outcome of a further study into Tamworth's housing needs before it finalises the housing proposals for the Core Strategy
- Growth of around 1,000 dwellings on brownfield land at Rugeley Power Station within Armitage with Handsacre Parish. Around 700 dwellings within this area already have planning permission.

- The Core Strategy will include an employment strategy that is aimed at seeking greater opportunities for high value employment within the District, including higher wage opportunities in growth sectors related to business, education and research. Part of the strategy will be to provide a balanced portfolio of employment land able to accommodate higher value employment opportunities serving both Lichfield and Burntwood.
- Further work will be carried out to establish an appropriate phasing strategy for growth, particularly to maintain a long-term supply of new housing and to provide for the infrastructure needed to accommodate growth.

Reasons for the Preferred Spatial Strategy

1.13 It is important to recognise the need for a balance of judgement in assessing all of the factors to be taken into account in determining a preferred spatial strategy. The strategy has to meet the needs set by policy requirements, in particular in the context of the Regional Spatial Strategy and national policy.

1.14 It is considered that the balanced growth strategy proposed best meets all of the needs identified, including the need to support and maintain existing communities, (including their centres) and to accommodate affordable housing needs in locations that most suitably meet local community requirements.

1.15 Lichfield City is considered to be by far the most sustainable community within the context of the District and should play the most significant role in the development strategy. In terms of creating sustainable communities this justifies the exceptional circumstances for removing land from the green belt to the south of Lichfield that would be required in order to follow the strategy.

Alternative Options:

1.16 It would be possible to keep to the spatial strategy contained in the published Preferred Options. However it is considered that amendments could be made that maintain the basic principles of the strategy whilst reducing the need for greenfield and Green Belt land releases.

1.17 Alternatively, the strategy could be amended to one that promotes a new settlement as the means of meeting the majority of housing requirements, but taking into account that the only identified potential proposal for a new settlement is the proposal at Curborough. It is considered that this strategy is not the most appropriate to meet the needs across the District, including those of existing communities and that in the light of the scale of the new settlement proposals and its proximity to the city, there is a risk of harm to the character of Lichfield.

1.18 A dispersed growth option has been considered but rejected because this would result in too high a proportion of new housing growth being located in villages that have a relatively poor range of facilities and poorer access to services and facilities than would be achieved by following the proposed strategy.

2 Climate Change

Sustainable Community Strategy:	Strategic Plan: Our Ambitions	Core Strategy: Spatial Objectives
<p>Sustainable Communities:</p> <p>Lichfield District must be a place where sustainable communities are created that embodies the principles of sustainable development at the local level.</p> <p>Lichfield District must be a place where people can continue to afford to live, work and travel, where any new developments are carefully planned to create sustainable communities that fit well with the existing environment and meet local needs, without compromising the needs of future generations.</p> <p>Children & Young People:</p> <p>Lichfield District must be a place where children and young people are healthy, safe, enjoy and achieve, have the opportunity to make a positive contribution to their community and are economically secure.</p> <p>Safer & Stronger Communities:</p> <p>Lichfield District must be a place where individuals, neighbourhoods and communities are increasingly free from both crime and the fear of crime, and in which the environment is clean, green and pleasant to live.</p> <p>Healthier Communities and Older People:</p> <p>Lichfield District must be a place where all people have the opportunity to live long, healthy and happy lives because of the information, choices and quality of services provided to them.</p> <p>Economic Development and Enterprise:</p> <p>Lichfield District must be a place where trade can flourish and competitiveness can act as a stimulus for growth and greater resource efficiency. It must be a place where people of different skills and abilities have the opportunity to live and work.</p>	<p>A sustainable, clean & safe environment:</p> <p>We want to create a clean and safe environment</p> <p>A thriving economy:</p> <p>We want to nurture and develop a thriving economy where businesses prosper and our residents have access to local jobs.</p> <p>A good place to live:</p> <p>We want our district to be a good place to live with quality housing which meets people's needs.</p> <p>A better quality of life:</p> <p>We want people to experience a better quality of life, where leisure and cultural activities that enhance lifelong learning, and access to good health and healthy living opportunities are available to everyone.</p> <p>A joint effort:</p> <p>We believe the best way to achieve all this is through a joint effort working in partnership with local people and organisations.</p>	<p>Spatial Objective 1:</p> <p>To create a District where development minimises the impact on the environment and helps to mitigate and adapt to the adverse effects of climate change.</p> <p>Spatial Objective 2:</p> <p>To reduce the need for people to travel, whilst increasing the opportunities for travel by sustainable forms of transport, through securing improvements to public transport infrastructure and by facilities to promote walking and cycling.</p> <p>Spatial Objective 5:</p> <p>To focus residential, employment, community and town centre facilities into high quality developments within the most sustainable locations whilst protecting the quality and character of the existing built and natural environments.</p> <p>Spatial Objective 11:</p> <p>To protect the quality and character of the countryside, its landscape and villages from inappropriate development whilst still allowing identified development needs arising in these areas to be met.</p> <p>Spatial Objective 12:</p> <p>To develop and maintain more sustainable rural communities through improvements to public transport facilities and access to an improved range of services.</p>

Table 2.1

2.1 Climate change is recognised as the most urgent and vital environmental challenge facing the world today. The need to respond pro-actively to this issue has been identified as a major priority for local authorities, including Lichfield District Council and planning has a key role to play in ensuring that development minimises its impact on the environment, and helps to mitigate and adapt to adverse effects of climate change.

2.2 As a means of tackling climate change Lichfield District must be a place where sustainable communities are created and a district where people want to live and work, now and in the future. The Council is therefore seeking to create communities which meet the diverse needs of existing and future residents, are sensitive to their environment, and contribute to a high quality of life. Communities must be safe and inclusive, well planned, built and run, and offer equality and opportunity and good services for all.

2.3 Fundamental to the creation of sustainable communities will be development which embodies the principles of sustainable development at the local level. This means creating a pattern of resource use that aims to meet the needs of the present without compromising the ability of future generations to meet their own needs.

2.4 In the light of the evidence base, and consultation responses, and in order to assist in addressing climate change in Lichfield District, the [Preferred Options document](#) set out a spatial development strategy that aims to minimise the need to travel and distances travelled, particularly by private car. This strategy is being refined to take account of further evidence and matters arising from consultation responses. Thus the District Council is moving towards a spatial development strategy for the District which is focussed on the creation of sustainable communities, as a means of achieving the strategic objectives. The creation of a District where development minimises the impact on the environment, where the need to travel is reduced and public transport provision improved, and where the countryside is protected, has led to preferred spatial development strategy concentrating growth on brownfield and urban sites, as well as in locations on the edges of existing sustainable settlements, to form sustainable urban neighbourhoods. Details of the proposed spatial strategy for the District are set out in section 1 "1 .Sustainable Communities: Spatial Strategy."

Preferred Policy Direction:

Sustainable Development: On the basis of evidence and public consultation we consider that we need a core policy which sets out the principles of achieving sustainable development within Lichfield District. We consider that this policy needs to cover the following:

- Development on previously developed land in the most sustainable locations will be the Council's preferred approach in allocating land and in determining planning applications.
- Supporting and promoting proposals that remediate brownfield sites affected by contamination, where this is consistent with other policies/preferred policy directions.
- Ensuring that all new development and conversion schemes, should be located and designed so as to reduce energy needs, and to incorporate the best environmental practice and sustainable construction techniques appropriate to the size and type of development. To achieve this all new development should, as a minimum, utilise accredited standards such as the Code for Sustainable Homes and the Building Research Establishment's Environmental Assessment Method (BREEAM). The details of these environmental performance standards and the levels required will be set out in SPD.
- Protecting and enhancing Lichfield District's natural assets, including mitigation against the worst effects of climate change.
- Guiding development away from floodplains, and to first utilise areas for development that are not at risk of flooding, before utilising areas at higher risk.
- Protecting the amenity of our residents and seeking to improve their overall quality of life.

Energy Consumption and Renewable Energy

2.5 The need to reduce carbon emissions is recognised nationally as one way to assist in addressing the impact of climate change. The table below sets out the Government's targets in relation to reducing carbon emissions and also the national target for electricity production from renewable energy sources.

National Targets	2010	2020	2050
Reductions in Carbon Emissions		26-32%	60%
Electricity produced by Renewable Energy Sources	10%	20%	

Table 2.1

2.6 These targets are reflected at regional level by the policies of the [West Midlands Regional Spatial Strategy \(RSS\) Phase 2 Revision Draft](#), which contains four cross-cutting policies on climate change, sustainable communities, sustainable construction and improving air quality for sensitive eco-systems. However it is recognised that these policies are only draft and have not yet been subject to public examination. The RSS of January 2008, which incorporates revisions to Phase 1, contains policies on energy generation and energy conservation, but did not include specific targets on these issues.

2.7 The challenge at the local level will be for the Core Strategy and subsequent and related documents to meet these national and regional objectives. The Core Strategy will need to encompass policies that seek to provide a framework for meeting the challenges presented by climate change, including seeking greater levels of renewable energy generation and a reduction in carbon emissions. Further detail on the requirements of meeting these targets will be contained in supplementary guidance.

2.8 The [Issues & Options](#) consultation of December 2007 and the more recent consultations on the [Preferred Options](#) and on a [Planning for Climate Change Background Paper](#) has provided us with feedback on a number of issues relating to climate change and the provision of renewable energy.

What the evidence tells us:

- Energy consumption is still rising in the West Midlands, with the greatest consumption coming from the domestic sector.
- CO₂ emissions are still increasing in Lichfield District (8.1% per capita in 2005 and rising to 8.4% per capita in 2006).
- Lichfield District has a relatively high level of CO₂ emissions from road transport.
- Gas consumption per household in Lichfield District was the highest in West Midlands region in 2004, and the District fell within the top 3 gas consumers in the West Midlands in 2006.

- Lichfield City residents have a high ecological footprint, compared with residents of other British cities.
- Several areas of the District are at risk of flooding, particularly areas around Tamworth in Fazeley, and parts of some villages.

What you told us:

- There is significant support for the use of renewable energy in Lichfield District as a high priority and support for local policies requiring at least 10% of energy to be provided from renewable sources within new development.
- Even greater support is evident for increasing the 10% target for renewable energy generation from developments.
- Most respondents to our previous consultations favoured solar panels as the type of renewable energy they would most like to see in the District, with others supporting geothermal and wind turbines, although some said that the type of energy should not be prescribed.
- A suggestion was made that the 10% target could be a minimum for retrofitting existing developments.
- A need to explore the contribution that energy efficiency measures could make in achieving reductions in carbon consumption was identified.
- Further study(ies) are required to establish the feasibility and viability of achieving set targets of on site renewable energy generation.

Preferred Policy Direction:

On the basis of evidence, public consultation and further assessment we consider that we need a **core policy** on energy consumption and renewable energy which:

- Supports the principle of reducing carbon emissions by 26% - 32% below 1990 levels by 2020 in the district as a whole.
- Provides a positive basis for securing renewable energy schemes, as either part of a new development or off site, and/or allows for their incorporation into existing developments, including the provision of Combine Heat & Power (CHP) on strategic development sites.
- Supports the Government target to realise 10% of electricity generation through renewable energy sources by 2010, and 20% by 2020.
- Requires all new development to be sited/located and designed to minimise energy needs and to incorporate the best environmental practice and most sustainable construction techniques.
- Ensures existing and new development is resilient to, and appropriate for, the implications of climate change.

We also consider that we need a **development management policy** on climate change and sustainable development which:

1. Supports both small and large scale renewable energy schemes, subject to the following considerations:
 - the degree to which the scale and nature of the proposal reflects the capacity and sensitivity of the landscape to accommodate the development;
 - the impact on local amenity;
 - the impact of the proposal on designated biodiversity sites;
 - the impact on the historic environment.
2. Requires all new developments to aim to incorporate a minimum of 15% of electricity generation from renewable technologies up to 2015, either on-site or off-site via a private wire, with a 20% minimum from 2015-2020;
3. Requires all new developments to incorporate the use of Sustainable Urban Drainage Schemes (SUDs).
4. Ensures that all new development minimises the effects of pollution (air, noise and water), and that any polluting schemes are located away from pollution sensitive areas;
5. Requires that any development deemed acceptable within areas of flood risk must be subject to flood risk assessment, as per national guidance set out in PPS25. Additionally, any approved schemes must be designed and controlled to mitigate the effects of flooding on the site and the potential impact of development on flooding elsewhere in the floodplain. Both the individual and cumulative effects of development will be considered.
6. Provides a basis for a detailed Supplementary Planning Document on climate change/sustainable design & construction.

Reasons for Preferred Policy Direction:

2.9 The preferred option has been chosen as it allows the Council to meet the challenges that will be presented by climate change. However it is recognised that a flexible approach is required, to allow for future changes to national and regional targets. The Council is proposing to assess the scope for setting local targets for energy generation, and CO₂ reduction, to be incorporated into the core policy and will have regard to the viability of achieving such targets across a variety of sites. The policy also needs to give support to all forms of renewable technologies, but it is recognised that the District has both natural and historic assets that require protection. Thus the scope, feasibility and viability of alternative energy sources will also be informed by further evidence, and is likely to be set out in the proposed SPD.

Alternative Options:

- **Setting less ambitious targets for reducing the impact of climate change** - may not conform with National and Regional policy and may fail to achieve the specified targets.
- **Setting more ambitious targets for reducing the impact of climate change** - may have the potential to make developments unviable, and may in some cases conflict with other aims and policies, such as protecting sensitive landscapes, designated biodiversity sites, the historic environment, and local amenity.

Question 1

Do you agree with the preferred policy direction for climate change?

Question 2

Are there any further alternative options which should be considered?

Question 3

Should the policy seek to achieve the minimum government targets for electricity generation through renewable energy sources, or should Lichfield District set a more ambitious target?

Question 4

Should the requirements for renewable energy generation vary according to the type, or size of development?

3 Infrastructure Provision

Sustainable Community Strategy:	Strategic Plan: Our Ambitions	Core Strategy: Spatial Objectives
<p>Sustainable Communities:</p> <p>Lichfield District must be a place where sustainable communities are created that embodies the principles of sustainable development at the local level.</p> <p>Lichfield District must be a place where people can continue to afford to live, work and travel, where any new developments are carefully planned to create sustainable communities that fit well with the existing environment and meet local needs, without compromising the needs of future generations.</p> <p>Children & Young People:</p> <p>Lichfield District must be a place where children and young people are healthy, safe, enjoy and achieve, have the opportunity to make a positive contribution to their community and are economically secure.</p> <p>Safer & Stronger Communities:</p> <p>Lichfield District must be a place where individuals, neighbourhoods and communities are increasingly free from both crime and the fear of crime, and in which the environment is clean, green and pleasant to live.</p> <p>Healthier Communities and Older People:</p> <p>Lichfield District must be a place where all people have the opportunity to live long, healthy and happy lives because of the information, choices and quality of services provided to them.</p>	<p>A better quality of life:</p> <p>We want people to experience a better quality of life, where leisure and cultural activities that enhance lifelong learning, and access to good health and healthy living opportunities are available to everyone.</p> <p>A joint effort:</p> <p>We believe the best way to achieve all this is through a joint effort working in partnership with local people and organisations.</p>	<p>Spatial Objective 2:</p> <p>To reduce the need for people to travel, whilst increasing the opportunities for travel by sustainable forms of transport, through securing improvements to public transport infrastructure and by facilities to promote walking and cycling.</p> <p>Spatial Objective 3:</p> <p>To carry out 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.</p> <p>Spatial Objective 5:</p> <p>To focus residential, employment, community and town centre facilities into high quality developments within the most sustainable locations whilst protecting the quality and character of the existing built and natural environments.</p> <p>Spatial Objective 7:</p> <p>To ensure that new housing developments contribute to the creation of balanced and sustainable communities.</p> <p>Spatial Objective 9:</p> <p>To improve the quality of outdoor and indoor leisure facilities available to residents, by working towards meeting the recognised standards for the quantity, quality and accessibility of provision.</p> <p>Spatial Objective 10:</p> <p>To improve our town centres to provide better local opportunities for shopping, leisure, culture and improved accessibility, by providing a wider range of facilities within Lichfield City and through creation of an enlarged town centre at Burntwood that is of a scale to meet its local needs.</p> <p>Spatial Objective 12:</p> <p>To develop and maintain more sustainable rural communities through improvements to public transport facilities and access to an improved range of services.</p>

Table 3.1

3.1 The term infrastructure is broadly used for planning purposes to define all of the requirements that are needed to make places function efficiently and effectively and in a way that creates sustainable communities. Infrastructure is commonly split into three main categories, defined as:

- **Physical:** the broad collection of systems and facilities that house and transport people and goods, and provide services e.g. transportation networks, housing, energy supplies, water, drainage and waste provision, ITC networks, public realm and historic legacy.

- **Green:** the physical environment within and between our cities, towns and villages. A network of multi-functional open spaces, including formal parks, gardens, woodlands, green corridors, waterways, street trees and open countryside.
- **Social & Community:** the range of activities, organisations and facilities supporting the formation, development and maintenance of social relationships in a community. It can include the provision of community facilities (education, healthcare, community centres, sports & leisure facilities), local networks, community groups, small scale funding to assist fund local projects, skills development and volunteering.

3.2 Improvements to infrastructure will be fundamental to achieving the vision for the development of Lichfield District up to 2026 and are necessary to deal with existing deficiencies and to cater for a growing population. The proposed growth of Lichfield District must be supported by improvements to physical, social and green infrastructure, and where necessary, be delivered in advance of development. This infrastructure will include facilities needed for development to function and to ensure the creation of sustainable communities.

3.3 In general, infrastructure requirements can also be divided into strategic or local. Strategic infrastructure refers to facilities or services serving a wider area that may be the whole District or beyond. It may be needed where broader strategies are required to accommodate the cumulative impacts of growth, for example in a sub-region, rather than simply to accommodate the needs of the development proposals of a particular town or village. Local infrastructure is about facilities or services that are essential for development to occur and are needed to mitigate the impact of development at the site or neighbourhood level. As an example, local infrastructure may include education facilities, local green spaces or community hall provision, whereas strategic infrastructure could be improvements to trunk roads or investment in water, sewerage, gas and electricity networks

3.4 It should be recognised that the delivery of the full range of infrastructure needs of existing and new communities is dependent on partnership working between a variety of public and private sector agencies. Through such partnerships the Local Development Framework will inform the investment strategies of key agencies such as health and education providers.

Lichfield District's approach to Infrastructure Delivery

3.5 The Core Strategy will need to include an Infrastructure Delivery Plan (IDP) giving a broad indication of what infrastructure is required within a defined area, where, when, how much it will cost, who is responsible for delivery and how it will be funded during the plan period. Throughout the preparation of the Core Strategy, discussions have taken place with key infrastructure delivery partners. The District Council has also commenced work on the Core Strategy Infrastructure Delivery Plan with an initial event held in March 2009 to bring together key agencies that would have a role in identifying or providing infrastructure. Through the Core strategy preparation process to this stage, no 'showstoppers' have been identified in considering the delivery of the District Council's preferred spatial development strategy. Further discussions on infrastructure requirements and delivery will take place as the Core Strategy is refined and the Infrastructure Delivery Plan will be finalised to coincide with the publication of the draft Core Strategy in October 2009. These will include more detailed consideration of requirements under the three headings of physical, green and social infrastructure.

3.6 The District Council will be seeking to form partnerships with delivery agencies and developers, or build upon existing partnership arrangements, to co-ordinate development and infrastructure delivery and facilitate more effective resource management.

3.7 As part of the evidence base for the Core Strategy, Transportation Assessments of strategic development locations are being undertaken, to identify strategic transport requirements arising from the Council's preferred spatial development strategy. This will particularly focus on developing sustainable transport strategies for Lichfield and Burntwood. In addition the capacity of the A38 and A5 to accommodate the proposed levels of growth, is being examined by the Highways Agency. This work is due to be completed by the end of June 2009, and will inform both the spatial strategy and the Infrastructure Delivery Plan.

3.8 In delivering sustainable communities it is essential that energy needs are minimised and that low carbon communities are developed through the relevant infrastructure provision. Lichfield District is a member of the [Staffordshire Strategic Partnership](#), which has commissioned a study on the feasibility and potential for renewable energy generation within Staffordshire. The study will also identify sites with the potential for delivering combined heat and power (CHP) schemes. Where major development is proposed within the District, and a high heat demand is identified, CHP schemes may be identified as the means of delivering decentralised energy to large-scale housing development, offices schools or leisure facilities. Any further infrastructure requirements arising from this evidence will inform the Core Strategy and the IDP.

3.9 All existing communities have varying provision of green infrastructure in terms of quantity and quality. Green infrastructure planning will need to take account of the evidence that the Council has already prepared in terms of open space, sport and recreation and the natural environment, to identify the priorities for existing settlements and the standards of provision for new development in terms of access to various types of open space, including semi-natural greenspace. The Core Strategy will identify locations for strategic growth to meet the requirements for new housing provision and specific consideration will be given to the needs within these areas and how new green infrastructure can be integrated into existing settlements.

3.10 The provision of social infrastructure for new communities is a potentially difficult topic for an Infrastructure Delivery Plan to deal with because to an extent it involves predicting the needs of communities that do not currently exist. More effective and appropriate provision is likely to be made by involving the new communities as they develop. Whilst some social needs, such as education and health can be reasonably predicted, other needs will arise as the social 'networks' of growth locations develop. In some cases where the development itself may be later on in the plan period, new developments may give rise to social needs that cannot reasonably be predicted now. This suggests that a flexible approach will be needed in relation to social infrastructure, whilst at the same time ensuring that there will be sufficient resources to meet needs that may arise. Further consultation with both new and existing communities will therefore take place as the process of developing infrastructure continues.

3.11 It is expected that developer contributions will have a significant role to play in infrastructure delivery, such as site related highway and sustainable transport improvements, provision of green spaces, community facilities, schools and health centres. However, it is recognised that other mechanisms may be required to help deliver infrastructure.

3.12 It is considered that a cautious approach will be needed in considering infrastructure requirements at this strategic level covering the time period to 2026 due to both cost implications and uncertainties. Infrastructure requirements may need to be adapted or altered to deal with changing circumstances that arise through the plan period, or that need to be refined to take account of site specific requirements identified later in the LDF process. During the plan period delivery agencies may have to review their management and investment plans and priorities over time.

3.13 As part of the consultation on this document, further engagement with infrastructure providers will be carried out to ensure that the Infrastructure Delivery Plan reflects current commitments and future requirements. These discussions with infrastructure providers could also influence the timescales for allowing development to come forward in certain settlements to deliver the spatial development strategy e.g. infrastructure in certain settlements could have adequate capacity to accept further development in the short term or other settlements may require the delivery of important facilities early on in the plan period. The Core Strategy will need to provide for phased provision of growth that meets regional requirements whilst taking account of these more local considerations.

Preferred Policy Direction:

In order to secure and co-ordinate the delivery of infrastructure it is proposed that the Core Strategy creates the basis for delivering facilities through a core policy that sets out the Council's approach. It is proposed that the Core Strategy should incorporate a new Infrastructure Delivery Plan and that a revised Developer Contributions Supplementary Planning Document will be prepared. These documents would set out the extent of local and strategic infrastructure needed and propose set charges for developments in order to facilitate the provision of infrastructure required.

On the basis of evidence, public consultation and further assessment we consider that we need a **core policy** on infrastructure which:

- Sets out the approach to be taken in securing infrastructure provision on development sites and provide a mechanism for securing developer contributions for off-site provision. This would include detailing what type of developments would trigger infrastructure contributions; the use of standard charges and/or standard formulae; the use of S106 contributions; and when these would apply. Much of the detail would be set out in the new Developer Contributions Supplementary Planning Document.
- Links infrastructure provision to the phasing of new development, to ensure that appropriate enabling infrastructure is delivered in line with future growth. Much of the detail would be set out in the Infrastructure Delivery Plan.
- Requires partnership working to ensure a co-ordinated delivery of the overall strategy.

An Infrastructure Delivery Plan is required. This would form part of the Core Strategy and will broadly identify the physical, green and social provision that needs to be made to accommodate growth in specific locations and also consider the improvements that

should be made within existing settlements, particularly where facilities are there to meet the needs of entire settlements. For example this could include provision of sports or cultural facilities where these would need expanding or improving to meet the needs arising from growth.

We also consider that we need a **development management policy** on infrastructure delivery which:

- Sets standards for infrastructure provision for all new development.
- Allows for the provision and enhancement of community facilities and sets out the criteria for determining proposals that would lead to the loss of facilities.
- Provides a policy link to detail that will be included within the new Developer Contributions Supplementary Planning Document.

Reasons for the Preferred Policy Direction:

3.14 The preferred policy directions have been identified to set out a framework which will allow the Council to facilitate the development of the infrastructure required to deliver the preferred spatial strategy and meet the needs of the residents of Lichfield District. It is recognised that a wide range of new infrastructure will be needed to implement the strategy and that significant additional work is required to define the full range of needs. Such work will be ongoing both during this consultation and beyond in order that the needs can be included at an appropriate level of detail within the Infrastructure Delivery Plan.

3.15 It needs to be recognised that the Core Strategy will not identify all of the development sites or locations that will occur within the District during the plan period. In terms of housing for example it will only identify strategic scale development and many smaller housing developments are likely to occur that will be in line with the spatial strategy, either identified within a proposed Allocations of Land Development Plan Document, or occurring as windfall developments. These will potentially give rise to new infrastructure requirements, or add to needs already identified. It is important therefore that the Core Strategy includes development management policies that set out the approach to be taken to securing the necessary infrastructure to accommodate all new development.

Alternative Options:

3.16 The Government is introducing a [Community Infrastructure Levy \(CIL\)](#) as a means of funding infrastructure, which may be used to fund strategic and local infrastructure instead of or in combination with the current method of securing S106 agreements where planning permissions are granted. The District Council could choose to utilise this approach however the regulations that will govern the scope and use of CIL are not yet finalised and there is some concern that this approach may disadvantage the provision of local infrastructure in favour of more strategic provision. In the light of this uncertainty the District Council is likely to seek to continue with the current approach, which is one of setting out policies and infrastructure requirements that would largely require new development to provide for appropriate infrastructure through S106 agreements and to seek a partnership approach for developing and funding new infrastructure where the needs do not arise from development.

3 Infrastructure Provision

Question 5

Do you agree with the preferred policy direction for infrastructure provision?

Question 6

Are there any further alternative options that should be considered?

4 Sustainable Transport

Sustainable Community Strategy:	Strategic Plan: Our Ambitions	Core Strategy: Spatial Objectives
<p>Sustainable Communities:</p> <p>Lichfield District must be a place where sustainable communities are created that embodies the principles of sustainable development at the local level.</p> <p>Lichfield District must be a place where people can continue to afford to live, work and travel, where any new developments are carefully planned to create sustainable communities that fit well with the existing environment and meet local needs, without compromising the needs of future generations.</p> <p>Safer & Stronger Communities:</p> <p>Lichfield District must be a place where individuals, neighbourhoods and communities are increasingly free from both crime and the fear of crime, and in which the environment is clean, green and pleasant to live.</p> <p>Healthier Communities and Older People:</p> <p>Lichfield District must be a place where all people have the opportunity to live long, healthy and happy lives because of the information, choices and quality of services provided to them.</p> <p>Economic Development and Enterprise:</p> <p>Lichfield District must be a place where trade can flourish and competitiveness can act as a stimulus for growth and greater resource efficiency. It must be a place where people of different skills and abilities have the opportunity to live and work.</p>	<p>A sustainable, clean & safe environment:</p> <p>We want to create a clean and safe environment</p> <p>A thriving economy:</p> <p>We want to nurture and develop a thriving economy where businesses prosper and our residents have access to local jobs.</p> <p>A good place to live:</p> <p>We want our district to be a good place to live with quality housing which meets people's needs.</p> <p>A better quality of life:</p> <p>We want people to experience a better quality of life, where leisure and cultural activities that enhance lifelong learning, and access to good health and healthy living opportunities are available to everyone.</p> <p>A joint effort:</p> <p>We believe the best way to achieve all this is through a joint effort working in partnership with local people and organisations.</p>	<p>Spatial Objective 2:</p> <p>To reduce the need for people to travel, whilst increasing the opportunities for travel by sustainable forms of transport, through securing improvements to public transport infrastructure and by facilities to promote walking and cycling.</p> <p>Spatial Objective 5:</p> <p>To focus residential, employment, community and town centre facilities into high quality developments within the most sustainable locations whilst protecting the quality and character of the existing built and natural environments.</p> <p>Spatial Objective 12:</p> <p>To develop and maintain more sustainable rural communities through improvements to public transport facilities and access to an improved range of services.</p>

Table 4.1

4.1 Improving everyone's access to public transport, their ability to walk and cycle, minimising the need to travel by car and reducing levels of congestion are keys ways we can make a contribution to mitigating the effects of climate change. An important aspect of this is a strategy for locating growth and change that maximises the opportunities to travel less, particularly by car and to integrate transport choices within development. The spatial strategy proposed to be adopted for Lichfield District sets out to achieve this, but the issues also need to be addressed by more investment in public transport facilities, to benefit existing and new communities.

4.2 There are current transportation strategies for the District within the [Staffordshire Local Transport Plan](#) that are aimed at delivering the above objectives through sustainable transport systems and these are described below in relation to existing evidence. The task of preparing the Core Strategy is to review these policies and proposals and to consider if and how they need amending in order to address the longer-term needs of the District. The policies and proposals for the Core Strategy will have to take account of issues concerning how people travel at present and needs arising from new development, in particular from housing and employment growth. The Core Strategy will need to guide future investment in sustainable forms of travel.

4.3 In order to do this some studies have already been carried out and a [Phase 1 Travel Assessment](#) has been carried out for the District that looks at the accessibility patterns of existing communities. There is a need for further work to be carried out however, and this will examine the preferred distribution for new growth to look at the implications of housing growth for the settlements of Lichfield, Burntwood and Fradley, how growth in particular locations could be satisfactorily assimilated into the settlements and how existing strategies need to be revised, with new schemes to provide sustainable transport facilities and accommodate traffic where necessary.

4.4 Investment in public transport is largely funded through private sector operators with commercial objectives, although there is some support from Local Transport Plan funding. The support of operators is important for future provision and therefore the Core Strategy needs to encourage partnership working and co-operation between private and public sectors.

What the evidence tells us:

4.5 [Census and survey information](#) tells us that Lichfield District has generally high car ownership and low levels of journeys made by public transport, compared to many other areas. There are varying levels of bus provision across the District, with poorer frequency and access to bus services in rural areas compared to Lichfield and Burntwood. The locations with relatively poor public transport provision have difficulties with access to employment locations, facilities and services.

4.6 The geography and rural nature of a significant part of the District means that people will continue to rely largely on car travel for many journeys and this is a factor taken into account in assessing the implications of growth locations. The implication of this for a spatial strategy is that it should maximise the opportunities offered by existing infrastructure to access bus and rail travel for journeys to work, access to town centres, recreation and cultural activities, but it also means that addressing highways issues will continue to form an important part of transport strategy.

4.7 **Local Transport Plan:** The [Staffordshire Local Transport Plan \(LTP2\)](#) is a strategy and investment programme covering the period from 2006 to 2011. It is the second LTP for Staffordshire and is aimed at tackling three main transport problems within the County, of accessibility, road safety and highways maintenance, but also seeks to avoid congestion and air quality from becoming major issues in the future through a strategy of investment in both public transport and highway improvement.

4.8 The current investment programme and individual District Integrated Transport Strategies that are contained within LTP2 form a key context for policies within the Core Strategy since they seek to tackle existing issues identified through survey and public consultation.

4.9 The LTP2 Lichfield District Integrated Transport Strategy includes a district-wide assessment of the main issues and opportunities for transport improvements under the headings of achieving better accessibility, safer roads and reducing traffic impact. This leads to identified priority measures for Lichfield, Burntwood and the rural parts of the District under the three headings and an investment programme. Although the strategy covers the period up to 2011, it is clear that significant parts of the programme will not be achieved until beyond then. For Lichfield the Integrated Transport Strategy incorporates the proposals contained within a separately prepared Lichfield Transport and Development Strategy that was prepared in 2003.

4.10 Under the heading of better accessibility, the Lichfield District Integrated Transport Strategy priority measures include a series of public transport, cycling and walking improvements for Lichfield and Burntwood in particular, but also the improvement to rural bus services and the implementation of the Staffordshire bus strategy. The priorities include a replacement bus station for Lichfield and a centrally located bus station for Burntwood, both achieved through redevelopment proposals. These, together with the completion of the Lichfield southern bypass are parts of the strategy that will take longer to implement, and would form key schemes for a sustainable transport strategy for the District to be incorporated within the Core Strategy. Targeted rural road improvements also form part of the strategy, including those at Pipehill crossroads and Wood End Lane, Fradley, and these will assist in accommodating forecast increases in traffic arising from development.

4.11 Transport Assessment Phase 1: An initial transport assessment has been completed that identified variations in existing accessibility across the District using a software model called Accession. This enabled the categorisation of parts of the District at Ward level in terms of their level of accessibility by public transport to a range of facilities and services. The results of the Accession study identified that parts of Lichfield, Burntwood and Fazeley had greater accessibility than many other parts of the District, particularly the rural areas.

4.12 In addition to the study of accessibility, an assessment of strategic growth directions was carried out in terms of their accessibility to sustainable transport modes and their potential highways implications based on traffic generations and current road conditions. This work was used as an input into the [Sustainability Appraisal](#) of growth directions and the [Strategic Housing Land Availability Assessment](#) of sites.

4.13 Transport Assessment Phase 2: Further assessments are currently being carried out to identify the requirements for a sustainable transport strategy to take account of the preferred spatial strategy set out at the beginning of this document. These will consider in more detail the transport implications of implementing new housing development within potential locations for growth and how strategic housing growth can be integrated into the settlements, in particular Lichfield and Burntwood. A separate study is being carried out by the Highways Agency to consider the potential impact of growth on the trunk road network, in particular the A38.

4.14 The outcome of these areas of additional work will be used to consider what future strategies are necessary to deliver a sustainable transport system that accommodates the required levels of growth in the preferred locations. It is likely that this will mean a review of the current Lichfield Transport and Development Strategy, with potentially new schemes within it, particular for public transport, and a review of requirements for Burntwood. At Fradley issues of the suitability of the local road structure need to be considered and for the strategy as a whole the extent to which it will need to contribute to an improvement programme for the A38 has to be addressed. All of these aspects will need to be taken account of before the draft Core Strategy is finalised.

What you told us:

4.15 There is a public perception that the District's transport infrastructure is relatively poor, with a number of issues of road traffic congestion at peak periods and poor public transport availability in both urban and rural areas.

4.16 There is a view that there is traffic congestion in Lichfield and Burntwood and that many roads and junctions within urban areas have problems at peak times. As well as on town centre and urban roads, the public has identified traffic issues at points between urban areas, including queuing at Pipe Hill, crossing the A5 from Burntwood to Brownhills, and on the A38 and some of its junctions.

4.17 A common response to the [Preferred Options consultation](#) in relation to identified strategic directions for housing growth as urban extensions to Burntwood, was that housing growth should not take place because it would overload an existing poor and congested road network. It was considered that at certain points in peak hours there were congested roads and queuing, together with transport and environmental problems on rural roads and villages, in particular Hammerwich. In relation to Lichfield both trunk road and local road problems were considered to be reasons for not allowing further growth.

4.18 As well as avoiding making existing problems worse through growth, many people and local organisations considered that more should be done to pursue public transport and cycling initiatives aimed at encouraging more people to use these forms of transport rather than the private car. In particular rail transport supporters identified a need for improved facilities at existing stations, including more car parking and that the Core Strategy should be strong in promoting the re-opening or extension of rail services within the District, including the re-opening of the Walsall-Lichfield rail line for passengers.

4.19 The [National Memorial Arboretum](#) has an aspiration for a rail station to serve it and seeks the inclusion of the proposal within the Core Strategy.

Preferred Policy Direction:

Sustainable Transport: In the context of Lichfield District, which is semi-rural with two principal urban communities, it is considered that a balance of transport measures is necessary, recognising that there are many small communities that are not able to support such concentrated public transport facilities as in major urban areas. The principal themes for transportation within the Core Strategy therefore need to be:

- Policies that promote a strengthening of investment in measures that are regarded as contributing to 'sustainable' transport modes, whilst also recognising that there is a need for continuing improvement to highways to promote safety and reduce congestion.
- New growth needs to be accommodated in locations that minimise the need to travel so that the overall spatial strategy makes best use of existing public transport investment and provides opportunities to improve existing facilities. This approach would best allow improvement to, or extension of, existing public transport, cycling and walking networks.

Within this approach policies should seek to integrate new development into existing communities, through local facilities to minimise need to travel and investment in public transport, cycle connections and pedestrian routes, utilising new green infrastructure.

A balance of specific transport proposals is needed for the District to support the identified themes. However at this point further assessment is required to identify new schemes that will be needed to facilitate the District's growth requirements. In the context of existing schemes the final strategy is likely to continue to support:

- Within urban areas, continuing improvements to walking and cycling facilities, particularly linked to the centres of Lichfield and Burntwood and the integration of new growth within existing settlements by securing good walking and cycling connections.
- The extension of bus services to new communities, including the strategic locations for housing growth and the incorporation of high quality facilities that promote public transport use.
- Town centre improvements, to walking and cycling facilities, infrastructure for buses and car parking improvements that recognise the rural nature of the District including the continuing need for car access to centres.
- A priority to reduce the relative isolation of rural communities through public transport improvements. This would include continuing to facilitate 'Community Transport', to provide flexibility for rural communities and urban areas where commercial public transport is relatively inaccessible.
- Completion of necessary highway schemes to tackle areas of congestion including the Lichfield Southern bypass completion, Pipehill crossroads and Wood End Lane, Fradley.
- Lichfield Trent Valley station improvements to improve cross-city line connectivity and a park and ride facility that takes account of existing and future needs.
- Protection of future rail opening opportunities by safeguarding the Walsall – Lichfield rail line.
- Requirements to prepare and implement travel plans for new developments that promote sustainable means of travel.

Additional requirements for transport improvements may be identified through work currently being undertaken, particularly arising from growth. This could result in the preparation of a revised Lichfield transport and development strategy and measures within Burntwood to integrate new housing development. It may also require development to contribute to improvements to the A38 trunk road and its junctions.

Future transport needs are likely to mean taking a partnership approach to public transport and highways improvements between operators, developers and public sector agencies. The Council will prepare an Infrastructure Delivery Plan (IDP) to accompany the Core Strategy and the necessary transport improvements required to implement the strategy will be identified within it.

Reasons for the Preferred Policy Direction:

4.20 A preferred policy direction for transport needs to be relevant to existing transport issues but also recognise the needs of new growth, since some requirements may directly arise from growth. The proposed directions for policy include a balance of transport measure across Lichfield, Burntwood and rural communities that take account of the relatively rural nature of the District but seek to maximise the use of the public transport opportunities offered by improving existing facilities through future investment. They seek to take forward existing schemes included within the Local Transport Plan, but it is recognised that at this stage not all of the requirements may have been identified.

Alternative Options:

4.21 A rail/bus based strategy with little or no future highways investment is an approach that could be considered. This would include positive proposals for the re-opening of rail lines and new stations and for new bus service provision. While this may be considered desirable, the level of investment required would be substantial, particularly in rail infrastructure and it is not clear whether this investment could be secured.

4.22 A car based strategy that concentrated on securing highways improvements and better access to employment and town centres by car, could be an alternative approach, however this would not contribute to any significant degree to sustainable development objectives, including seeking to address climate change issues.

Question 7

Do you agree with the preferred policy direction for sustainable transport?

Question 8

Are there any further alternative options that should be considered?

5 Homes for the Future

Sustainable Community Strategy:	Strategic Plan: Our Ambitions	Core Strategy: Spatial Objectives
<p>Sustainable Communities:</p> <p>Lichfield District must be a place where sustainable communities are created that embodies the principles of sustainable development at the local level.</p> <p>Lichfield District must be a place where people can continue to afford to live, work and travel, where any new developments are carefully planned to create sustainable communities that fit well with the existing environment and meet local needs, without compromising the needs of future generations.</p> <p>Children & Young People:</p> <p>Lichfield District must be a place where children and young people are healthy, safe, enjoy and achieve, have the opportunity to make a positive contribution to their community and are economically secure.</p> <p>Safer & Stronger Communities:</p> <p>Lichfield District must be a place where individuals, neighbourhoods and communities are increasingly free from both crime and the fear of crime, and in which the environment is clean, green and pleasant to live.</p> <p>Healthier Communities and Older People:</p> <p>Lichfield District must be a place where all people have the opportunity to live long, healthy and happy lives because of the information, choices and quality of services provided to them.</p>	<p>A sustainable, clean & safe environment:</p> <p>We want to create a clean and safe environment</p> <p>A good place to live:</p> <p>We want our district to be a good place to live with quality housing which meets people's needs.</p> <p>A better quality of life:</p> <p>We want people to experience a better quality of life, where leisure and cultural activities that enhance lifelong learning, and access to good health and healthy living opportunities are available to everyone.</p> <p>A joint effort:</p> <p>We believe the best way to achieve all this is through a joint effort working in partnership with local people and organisations.</p>	<p>Spatial Objective 1:</p> <p>To create a District where development minimises the impact on the environment and helps to mitigate and adapt to the adverse effects of climate change.</p> <p>Spatial Objective 5:</p> <p>To focus residential, employment, community and town centre facilities into high quality developments within the most sustainable locations whilst protecting the quality and character of the existing built and natural environments.</p> <p>Spatial Objective 6:</p> <p>To provide new housing that is affordable, well designed and meets the identified needs of the residents of Lichfield District.</p> <p>Spatial Objective 7:</p> <p>To ensure that new housing developments contribute to the creation of balanced and sustainable communities</p> <p>Spatial Objective 11:</p> <p>To protect the quality and character of the countryside, its landscape and villages from inappropriate development whilst still allowing identified development needs arising in these areas to be met.</p>

Table 5.1

5.1 Lichfield District is an area of high demand for housing, which has been exacerbated by significant levels of inward-migration by higher-income households. This has resulted in house prices that are generally higher than the average either nationally or in the West Midlands region. Lichfield District will continue to be an area of housing growth and the Core Strategy will need policies to provide for a phased programme of housing growth that ensures that a mix of housing is provided of the appropriate size, types and tenures to meet identified needs.

5.2 Lichfield District Council has acknowledged the need for more affordable housing as one of its Priorities in the District. The Council's [Strategic Plan 2008-12](#) states we will "help people access a home that's right for them and to live independently." This strategic aim is further supported by both the Council's [Housing Strategy 2006-9](#) and the [Homelessness Strategy 2008-13](#) which both have the provision of more affordable housing as one of their priorities.

Phasing & Trajectory

What the evidence tells us:

5.3 Strategic Housing Land Availability Assessment: SHLAAs are required by national guidance and form an important role in identifying suitable sites for future housing development. The [Strategic Housing Land Availability Assessment \(SHLAA\)](#) is a snapshot of land which is known to be, or has the potential to be made available for housing development in Lichfield District in the period up to 2026. It identifies sites which have the potential to accommodate housing, and estimates their future potential capacity, and assesses the status of sites already allocated for housing in the existing Lichfield District Local Plan, as well as sites which have planning permission for housing.

5.4 The SHLAA does not make judgements as to what the spatial strategy of the Core Strategy should be nor does it allocate land for housing. It simply provides an indication of the land that could come forward for development and forms an evidence base for the Local Development Framework.

5.5 The SHLAA, in line with the [Annual Monitoring Report 2008](#), identifies 752 completions in the District since 1st April 2006 and highlights a committed supply of some additional 1,851 dwellings. In considering the draft [Regional Spatial Strategy](#) requirement of 8,000 dwellings (at 400 dwellings per annum) to be built in Lichfield District 2006-2026, this would equate to a net remaining minimum requirement of 5,397 additional dwellings to identify and deliver to 2026, although the Core Strategy will need to consider some flexibility around this number.

5.6 The SHLAA identifies potential deliverable sites that could yield approximately 12,857 dwellings (including 426 currently under construction and 1,412 with the benefit of full or outline planning permission) between 2008 and 2013. This allows the District Council a genuine strategic choice for the locations of peripheral development. Looking beyond 2013, sites have been identified that have the potential to deliver some 6,320 dwellings.

Preferred Policy Direction:

Phasing & Trajectory: The District Council should identify specific, deliverable, strategic allocations within the Core Strategy, related to the identified spatial strategy, to assist in the delivery of housing for the first 10 years of the plan period. For following years, broad locations should be identified for longer-term growth.

The District Council should manage the release of housing sites through a phasing policy that has regard to the following:

- The development of brownfield sites before greenfield sites
- Consideration of land within the Green Belt where it is the most sustainable location and only as a last option
- Physical, green, social and community infrastructure requirements

- Balancing the need for providing housing, including affordable housing, to meet identified needs within the sub-housing market areas (City of Lichfield, Burntwood, Lichfield District North, Lichfield District South & East)
- The needs of housing markets that relate to communities outside of Lichfield District (Tamworth, Cannock Chase)

There is a requirement to identify a housing trajectory in an annex to the Core Strategy, that relates to the phasing policy and spatial development strategy, to identify how the plan will deliver the Regional requirement of 400 dwellings per annum in a way that provides for a supply of housing throughout the plan period. The trajectory should identify the likely delivery of housing for each year within the plan period, showing how the overall targets for the provision of market and affordable housing are intended to be met.

Reasons for the Preferred Policy Direction:

5.7 The Core Strategy would only be able to proceed to adoption if it takes account of the emerging housing requirement to be set out in the [Regional Spatial Strategy](#). Government advice is that Core Strategies should consider how they would accommodate changes to the overall level of housing requirements for their area. The Core Strategy should deliver a phased programme of new housing in locations capable of being implemented within the plan period and also take account of possible changes to the rate of development and the overall levels of housing growth. A phasing policy is considered necessary to assist in the implementation of the overall spatial strategy, having regard to the identified housing needs and infrastructure requirements.

5.8 The emerging [Regional Spatial Strategy](#) for the period up to 2026 is based upon the release of new development to achieve an approximately constant rate of development of 400 dwellings per year within the District. The housing trajectory is required, as part of the monitoring framework and review process, that reflects changing circumstances, including the need to either release or hold back phases of development depending upon circumstances. Reviewed annually through the Annual Monitoring Report, this is the appropriate mechanism to take account of economic circumstances and their potential effect on house-building rates.

Alternative Options:

5.9 No phasing identified: this option would allow the market to determine when housing would be delivered within the District, however the District Council considers that this approach would not be the most appropriate in trying to meet the identified housing needs that arise throughout the plan period. A managed approach to housing delivery is also required to properly consider the implementation of infrastructure required.

5.10 No strategic allocations: the District Council consider the Core Strategy needs to identify sufficient specific deliverable sites (available, suitable and achievable) for the first 10 years of the plan. Existing housing completions and commitments fall short of this ten year supply.

Question 9

Do you agree with the preferred policy direction for phasing?

Question 10

Are there any further alternative options that should be considered?

Housing Mix & Affordable Housing**What the evidence tells us:**

5.11 Strategic Housing Market Assessment: In December 2008 consultants, Outside UK, completed the sub-regional [Strategic Housing Market Assessment \(SHMA\)](#) in partnership with the local authorities in the C1 group⁹. The key findings of this report for Lichfield District are as follows:

- The lower-quartile house price in the District were the second highest in the Sub-Region, after Solihull – this has implications for affordability as lower-quartile house prices are widely accepted as the indicator of most affordable housing within an area.
- The earnings of full-time workers living in Lichfield District were found to be 15.7% higher than those of people working in the District. This suggests that residents are living within Lichfield District, but working elsewhere and has significant implications for the affordability of properties within the District if our housing is serving a significant commuter population.
- 86.6% of properties within the District are owner-occupied and 37.7% of the housing stock consists of detached properties.
- In terms of the housing needs of older people the SHMA concluded that over 20% of the population of Lichfield District is over 60 and the shifting demographic patterns across the age ranges of 60-79 and the over 80s have major implications for meeting the differing and evolving housing and support needs of older people living alone.
- There is the need for smaller affordable dwellings due to high house prices and because the housing stock in Lichfield District is predominantly detached and semi-detached properties of larger sizes than the regional average and therefore there is a need for properties of an appropriate type and size for ‘first-time buyers’ or ‘first-time renters’ to access.
- The overall need for affordable housing provision within Lichfield District is calculated at 581 units per annum; whereas at the time of writing it was anticipated that 400 dwellings would be developed, across all tenures including owner-occupation, each year. This would imply an affordable target of 100%, which is highly unlikely to be

achievable. Therefore any affordable housing policy that is developed will need to take account of both the SHMA and also the Viability Assessment commissioned by the Council.

- Following on from the above the suggested property size split for new social rented housing provided in Lichfield District is 54% 1-bed; 34% 2-bed; 11% 3-bed and 1% 4+bed and this mix is likely to be used as a guide for future Section 106 site negotiations.

5.12 The C1 SHMA 2008 indicates affordable housing requirements distributed within sub-areas of the District which includes;

- 214 in the City of Lichfield housing market sector
- 185 in Burntwood housing market sector
- 114 in Lichfield District North housing market sector
- 168 in Lichfield District South East housing market sector
- In addition Tamworth housing market sector, which includes Fazeley, has a shortfall of 219 affordable housing units

5.13 Rural Housing Needs Survey: During the course of completing the SHMA it became clear that the housing needs of our rural communities would not be fully considered as part of the work. Therefore Lichfield District Council commissioned Outside UK to carry out a [rural housing needs survey](#) for the District, which was also finalised in December 2008. The main findings of this report were as follows:

- The proportion of social and private rented housing across all four rural areas was fairly even. The number of households in social rented accommodation in the Rural North are far greater than in other rural areas and this has a significant impact upon the supply of affordable housing in rural areas within the District.
- Residents were asked to state whether or not they felt their current accommodation was suitable for their needs and the Rural North was also the area where the greatest proportion of people surveyed felt that their current accommodation was unsuitable for their needs. The main reasons given across all four rural areas for unsuitability was size of property, with most people stating that their current property is too small for their family's needs in Rural North but in the Rural South and Rural East areas the household's property being too large for their needs was considered the greater problem.
- Another feature of rural housing is the proportion of households that have migrated into the area compared to those who have a local connection. The popularity of a rural location can contribute to escalating house prices, and pushes house prices beyond many local households, reducing the supply available to them. Across all four rural areas, 32% of households stated that they had moved to their current property within the past 5 years and 57% of those had moved from outside of the District.

- A crucial element of determining housing need is around housing costs and affordability and the household survey showed that over 44% of the rural households surveyed were paying out more than 25% of their household income on housing costs related to rent or mortgage payments. This rose to almost 49% of households in Rural South and Rural South East, which includes those wards which have some of the highest house prices in the sub-region.
- In its conclusion the report states that the households survey only provides a partial view of the demand for housing in the rural areas as it only surveyed those residents currently living in those areas, and did not include those households who would have originated from the rural areas, but when they could not access appropriate housing locally have left either the area, or the District entirely. Urban residents were not surveyed and therefore no account was taken of their needs and aspirations to live in the more rural parts of the District.
- If the SHMA findings and the household survey results are looked at together then it clearly indicates that there are affordability issues in the rural areas of the District and that there is a shortage of supply of smaller property types, such as terraced housing and flats. There appears to be a high demand for larger detached and semi-detached properties which does not reflect the typical household size for the area and the levels of under-occupation in the rural areas overall are high.
- The Report suggests that there is clear evidence to support the development of affordable housing in the rural areas and that this housing needs to be social rented in tenure where possible; large enough to retain families and be in keeping with the local area; but also appropriate for the needs of older people to enable them to move on and allow larger properties to be released for families in the area.
- The Rural Needs Survey also concludes that the "housing need identified in the C1 Strategic Housing Market Assessment, would support higher housing targets in rural areas (the need for affordable housing represents a higher proportion of households and available land in the rural areas than in the urban areas) and that the Rural South could support higher targets than other rural areas based upon its greater affordability pressures, higher housing costs and high levels of in-migration."

5.14 There is no doubt that there are significant affordability issues in the rural areas and that supply of the more traditionally affordable housing types of terraces and flats is very limited. Many of those who are unsuitably housed are in private rented accommodation although demand shows very little interest in this as a housing option, which implies that many of those who are living in this tenure are not living there by choice. There does appear to be a high aspiration for large semi and detached properties, that does not reflect the typical household sizes in the area and the levels of under occupation are high.

5.15 Draft Affordable Housing Viability Assessment: Fordham Research Ltd was commissioned by Lichfield District Council to produce guidance on the financial viability implications of alternative targets and size thresholds for affordable housing provision within the District area. The [study](#) builds in part upon results from the Strategic Housing Market Assessment (SHMA) for Lichfield and adjoining areas and, like the SHMA, provides input into the ongoing work on preparation of Local Development Documents for the District.

5.16 The results from the appraisals indicate that at present, without grant assistance, it would be difficult to sustain a target of more than 20% affordable housing across Lichfield District as a whole. In addition, it appears that in present market conditions only around half of the assessed sites could produce 100% market housing and remain viable. The draft assessment provides some support for a size threshold below the national guidance in our rural areas. Our consultants have been commissioned to undertake further work to consider the viability of further reductions to the thresholds, in both the urban and rural areas, before the viability assessment is finalised.

5.17 The [assessment](#) identifies the current state of the housing market and the economic outlook more widely, as the most important factors in testing viability through site appraisals at this present time. It suggests that viability is likely to continue to deteriorate in the short term, however, with longer term housing demand running ahead of supply, an upward movement in prices is likely to resume in the future.

5.18 Therefore the assessment recommends that Lichfield District's focus should be on developing an appropriate affordable housing response to the downturn, providing the flexibility to adjust the affordable target downwards, and subsequently upwards again, to maximise the production of affordable housing whilst minimising the impact of the downturn on housing delivery in general.

What you told us:

5.19 Responses on the Core Strategy [Issues and Options](#) stage identified significant support for the provision of affordable housing in the District, and especially within the villages and rural areas. Some responses considered that affordable housing should be spread across all areas of the District, and others that a full range of housing to meet demand should be facilitated by the Core Strategy. Providing housing for young people emerged as a priority from many respondents.

5.20 In relation to affordable housing targets views were wide ranging, with support for 0% right up to 100%, with the many respondents supporting targets of 25% or 30%. Some respondents felt that targets should vary according to local opinion and demand, and some considered that there should be more in affordable housing in the villages to encourage young people to remain in these settlements. Housing for the elderly, as well as homes for first time buyers were also identified as areas of particular need.

5.21 On the issue of allocating sites specifically for affordable housing the general consensus was that communities should be planned to provide for a range of housing mix and tenures, and that affordable housing should be integrated within new developments, to create social inclusion and cohesiveness.

Preferred Policy Direction:

Housing Mix: The District Council should seek to achieve a balanced housing market through the provision of a mix of house types and sizes and tenures. In considering proposals for housing the District Council should seek development that:

- is appropriate in terms of size, type and design for the changing age profile of households within the District.

- takes account of the needs of both existing families and newly forming households
- recognises that over 75% of household growth in the District will be single person households, therefore there will be a need for smaller dwellings
- recognises there is a need for the ongoing development of medium sized family houses.
- in rural areas, recognises the predominance of larger detached dwellings and seeks to achieve a more appropriate overall mix dwellings in terms of type and size.

Affordable Housing: Looking at indicators accepted as significant factors for housing need in Lichfield District, such as affordability ratios, proportion of social rented housing, migration and suitability, there is clear evidence to support the development of a significant proportion of affordable housing in Lichfield District to meet a variety of identified needs. Affordable housing needs to be predominantly social rented, but also provide an element of intermediate housing where it can be demonstrated that it contributes to the identified needs of the area. The District Council will look to set a target for the number of affordable dwellings delivered within the District over the plan period.

Our preferred policy direction is to have a two level approach for securing affordable housing in Lichfield District. Through this approach a district wide target would be set in the Core Strategy but a policy would, in addition, allow for a rolling programme of viability analysis to determine, through a Supplementary Planning Document, the precise percentage (at or lower than the target) which is feasible for a given time period. Within that, site negotiation will continue as at present with site specific viability assessments being undertaken.

It is proposed that an aspirational target of 40% of all new housing delivered on the remaining, qualifying sites in the District should be affordable, although this should not be interpreted as a ceiling on individual sites. It is proposed that this percentage target is set out in a Development Management Policy which should also establish site size thresholds for securing on-site provision. The main objective is to deliver affordable housing on qualifying sites. The following site size thresholds are suggested based on the evidence produced to date:

- 15 dwellings in Lichfield City and Burntwood Town
- 5 dwellings in the Rural Areas to include the Key Rural Settlements

To further increase opportunities for affordable housing in the rural areas, rural exception sites will be encouraged where a local need has been identified.

Reasons for the Preferred Policy Direction:

5.22 The evidence suggests the affordable housing requirement in the District is greater than the housebuilding rate that is emerging in the Regional Spatial Strategy. The aspirational target of 40% (2,800) is based on the analysis of need and is considered, by the District Council, as the appropriate target to provide sustainable, balanced communities as part of the overall spatial development strategy.

5.23 It is acknowledged that the short term viability of sites may not permit a target of 40% to be achieved, however, the Core Strategy covers a plan period to 2026, over which economic conditions are likely to change. It is recognised that viability is affected by many variables including the location of a site, abnormal and infrastructure requirements and the amount paid for the site versus the total value of the development. Where a site cannot deliver 40% affordable housing it may be possible to seek grant funding to plug the gap from the [Homes & Communities Agency \(HCA\)](#). In addition where grant funding is available to supplement developer contributions and tests indicate viability, provision above 40% may be sought by the District Council.

Alternative Options:

- **Reducing thresholds or seeking contributions towards affordable housing on all sites.** National guidance requires us to provide robust evidence to support lowering thresholds below 15 dwellings. Further work is currently being undertaken by our consultant to consider the viability of reduced thresholds.
- **A blanket percentage across Lichfield District with only site specific viability tests at the point of a planning application.** This would not conform to PPS3 and could lead to conflict, especially if all sites could not deliver the target level.
- **Targets that vary within the District (as between more and less viable parts of the district, for example).** This is likely to produce a complex policy that would be cumbersome for landowners/developers. It could also lead to complex and difficult administration.
- **No set target in the LDF Core Strategy but simply ad hoc targets based on viability and set in SPD from period to period (say 6 month ones during periods of rapid change).** This would not provide clarity or consistency to house builders and landowners who must negotiate provisional deals on land together.

Question 11

Do you agree with the preferred policy direction for housing mix and affordable housing?

Question 12

Should thresholds also be reduced in the urban areas? If so, to what level?

Question 13

Should all housing developments make contributions towards affordable housing provision in the District?

Question 14

Are there any further alternative options that should be considered?

Gypsies & Travellers**What the evidence tells us:**

5.24 Gypsy & Traveller Accommodation Assessment: A number of local authorities across the Southern Staffordshire and Northern Warwickshire area (Lichfield District Council, Rugby Borough Council, South Staffordshire Council, Nuneaton & Bedworth Borough Council, Cannock Chase District Council, North Warwickshire Borough Council and Tamworth Borough Council) commissioned a joint [Gypsy & Traveller Accommodation Assessment \(GTAA\)](#) in May 2007. The study was carried out by the University of Salford and assisted by staff at the Centre for Urban & Regional Studies (CURS) at the University of Birmingham. The study was greatly aided by research support and expertise provided by members of the Gypsy and Traveller communities. The study was managed by a steering group composed of officers representing the Partner Authorities.

5.25 The assessment was undertaken by conducting:

- A review of available literature, data and secondary sources;
- A detailed questionnaire completed by housing and planning officers;
- Consultation with key stakeholders; and
- A total of 133 interviews with Gypsies and Travellers from a range of tenures and community groups.

5.26 The main findings of the GTAA in terms of identified pitch provision are set out in the table below. In line with the guidance of Circular 01/2006 the District Council must take action to address the immediately identified need for pitches. This immediate need is for 9 new residential pitches and 5 transit pitches.

5.27 In January 2007 there were 14 caravans identified through the caravan count in Lichfield District, of which 11 were located on unauthorised developments.

Time Period	Pitches required
Additional residential need 2007-2012	9
Additional residential need 2012-2016	1
Additional residential need 2016-2021	2
Additional residential need 2021-2026	2
Estimated total additional residential pitch need 2007-2026	14
Additional suggested transit need 2007-2026 (pitches)	5

Table 5.1

5.28 The overarching recommendation from the [Gypsy & Traveller Accommodation Assessment](#) is that the authorities across the study area engage pro-actively to meet the accommodation needs identified.

5.29 Authorities are encouraged to identify specific pieces of land that could be used by Travelling Showpeople in the future.

5.30 Phase 3 of the review of the [West Midlands Regional Spatial Strategy](#) includes a review of Gypsy and Traveller policy and proposes to allocate a requirement for pitch numbers across the region. This process will be largely informed by the assessments that have taken place at the sub-regional level, but could see a redistribution of pitch numbers from areas found to have high needs to those areas that have not.

Preferred Policy Direction:

Gypsies & Travellers: The Core Strategy should create a framework for the provision of sites in appropriate locations in order to help meet the legitimate needs of Gypsies and Travellers and prevent social exclusion. The approach will have to take account of the need to ensure that Gypsies and Travellers are accommodated in sustainable locations where essential services such as water and sewerage are provided and with good access by non-car modes to services such as education and health.

The approach must take into account that Gypsies and Travellers often prefer a rural location with a degree of separation from the settled community whilst also being realistic about the availability of public transport throughout the rural areas of the District.

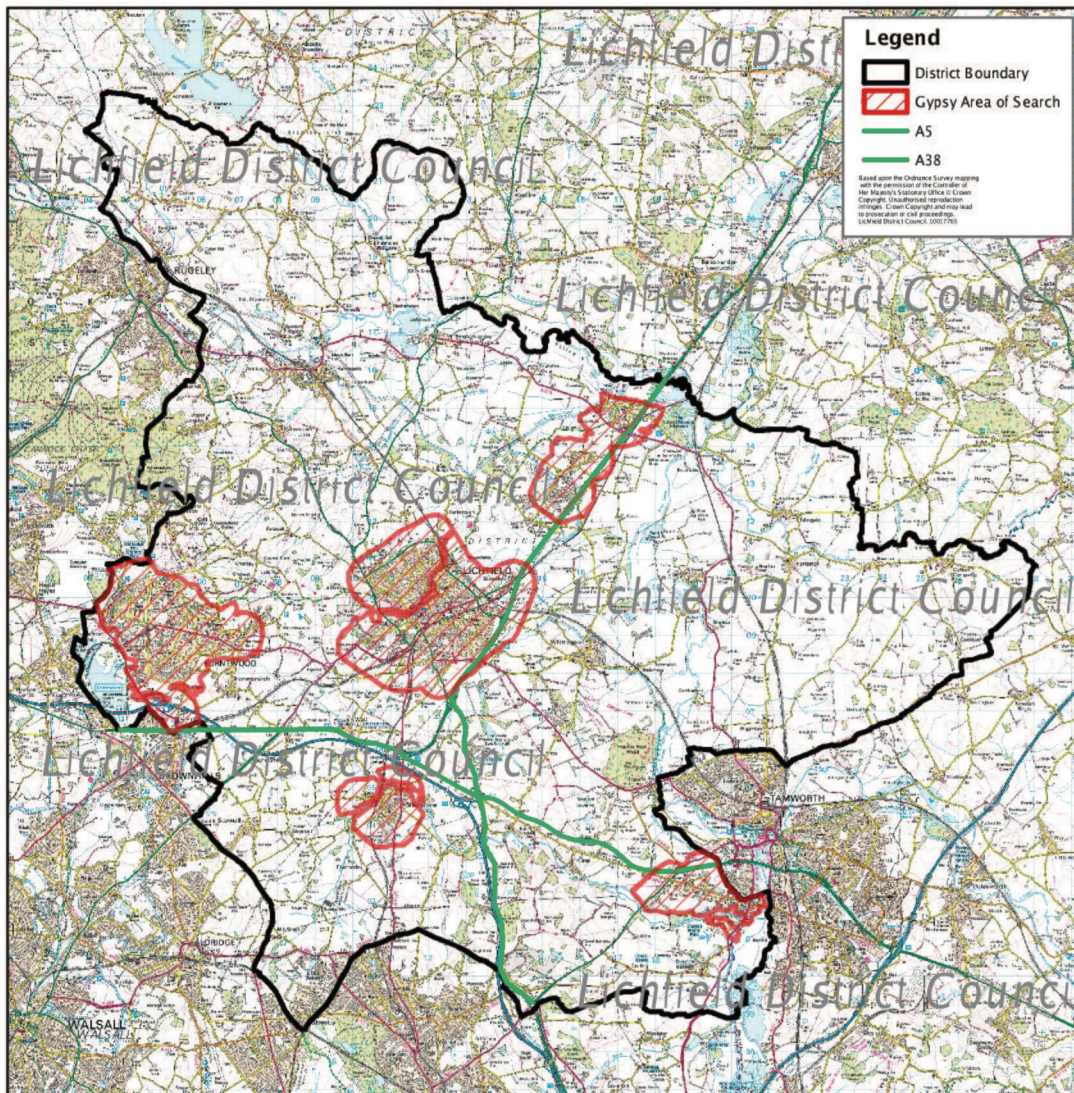
A broad 'area of search' is proposed to identify the areas where, in principle, the location of Gypsy and Traveller sites may be appropriate. However, as with any other form of development, the determination of applications of or the future allocation of sites must also take account of the criteria set out below and other standard planning considerations and guidance such as impact on amenity, protection of the environment, landscape character and the location and design of development.

The proposed 'area of search' for Gypsy and Traveller sites is shown in Map.5.1. This area has been determined as a logical extension to the preferred spatial development strategy and the approaches that guide the location of settled housing developments.

The area of search concentrates on the settlements that are considered to contain a sustainable level of services and facilities within the corridors of the A5 and the A38. The A5, in particular, has been identified as a potential corridor for the possible provision of pitches for the Gypsy and Travelling Show People.

Proposed policy criteria:

- Sites should be located with convenient access to the trunk road network and a range of services and facilities
- Local services should not be placed under undue pressure
- Sites should have assured management arrangements
- Sites should not be excessively large (10 pitches maximum)



Map 5.1 Area of search for Gypsies and Travellers

Reasons for the Preferred Policy Direction:

5.31 The proposed 'area of search' for Gypsy and Traveller sites represents a significant step in meeting the need identified for Gypsy and Traveller pitches in Lichfield District. The designation of an 'area of search' and a criteria based policy enables a clear and transparent system for all concerned and a flexible choice of sustainable locations for the Gypsy and Traveller communities. This 'area of search' will be taken forward in the Allocation of Land and Site Development Policies DPD, which will seek to allocate specific sites for Gypsy and Traveller accommodation. The identification of an 'area of search' enables the Core Strategy and subsequent documents to react to any changing levels of need that may arise through the phase 3 review of the RSS or through future assessments.

Alternative Options:

- **Allocate specific sites for Gypsy & Traveller accommodation.** It is considered that this process is likely to delay the production of the Core Strategy due to the requirement of further evidence to consider specific sites.
- **Rely only on a criteria based policy.** It is likely that this approach may be found 'unsound' by the Planning Inspectorate and provides less transparency and certainty for all concerned.

Question 15

Do you agree with the preferred policy direction for gypsies and travellers?

Question 16

Are there any further alternative options that should be considered?

6 Economic Development & Enterprise

Sustainable Community Strategy:	Strategic Plan: Our Ambitions	Core Strategy: Spatial Objectives
<p>Sustainable Communities:</p> <p>Lichfield District must be a place where sustainable communities are created that embodies the principles of sustainable development at the local level.</p> <p>Lichfield District must be a place where people can continue to afford to live, work and travel, where any new developments are carefully planned to create sustainable communities that fit well with the existing environment and meet local needs, without compromising the needs of future generations.</p> <p>Economic Development and Enterprise:</p> <p>Lichfield District must be a place where trade can flourish and competitiveness can act as a stimulus for growth and greater resource efficiency. It must be a place where people of different skills and abilities have the opportunity to live and work.</p>	<p>A sustainable, clean & safe environment:</p> <p>We want to create a clean and safe environment</p> <p>A thriving economy:</p> <p>We want to nurture and develop a thriving economy where businesses prosper and our residents have access to local jobs.</p> <p>A better quality of life:</p> <p>We want people to experience a better quality of life, where leisure and cultural activities that enhance lifelong learning, and access to good health and healthy living opportunities are available to everyone.</p> <p>A joint effort:</p> <p>We believe the best way to achieve all this is through a joint effort working in partnership with local people and organisations.</p>	<p>Spatial Objective 2:</p> <p>To reduce the need for people to travel, whilst increasing the opportunities for travel by sustainable forms of transport, through securing improvements to public transport infrastructure and by facilities to promote walking and cycling. Spatial Objective 5:</p> <p>To focus residential, employment, community and town centre facilities into high quality developments within the most sustainable locations whilst protecting the quality and character of the existing built and natural environments.</p> <p>Spatial Objective 8:</p> <p>To ensure that employment opportunities are created within the District which contribute to meeting the identified needs of local people.</p> <p>Spatial Objective 10:</p> <p>To improve our town centres to provide better local opportunities for shopping, leisure, culture and improved accessibility, by providing a wider range of facilities within Lichfield City and through creation of an enlarged town centre at Burntwood that is of a scale to meet its local need.</p> <p>Spatial Objective 15:</p> <p>To increase the attraction of Lichfield District as a tourist destination through 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.</p>

Table 6.1

6.1 The Lichfield District [Sustainable Community Strategy](#) says that Lichfield District must be a place where enterprise can flourish and competitiveness can act as a stimulus for growth and greater resource efficiency. It must be a place where people of different skills and abilities have the opportunity to live and work. The role of the Core Strategy in terms of employment and enterprise is to identify policies and proposals relating to spatial planning and land use that can enable these aims to be achieved. Such policies and proposals need to take account of policy guidance that is being set through the Regional Spatial Strategy, which will identify specific requirements, including growth in general employment, offices and retailing.

6.2 The following sections deal with a range of topics that relate to different aspects of employment and enterprise, including the need for general employment land and space for new office development, fostering skills and enterprise, rural employment, tourism and the role of town centres.

6.3 Informed by work at regional and local level, the Core Strategy should aim to provide for employment opportunities which serve to meet the needs of the area and improve the prosperity of the District.

Thriving Economy

What the evidence tells us:

6.4 The need for general employment land and space for new office development:

Although unemployment in the District is consistently much lower than the regional and national averages, pockets of higher unemployment exist in parts of Lichfield, Burntwood, Handsacre and Fazeley. There is extensive commuting in the area, with substantial outflows of Lichfield District residents to jobs within the West Midlands conurbation and other parts of southern Staffordshire, but also significant inflows of people to jobs within the District, principally in Lichfield, Burntwood and at Fradley.

6.5 The general context for considering future employment needs within the District is therefore one of some existing issues in relation to the long terms sustainability of communities where there is a mis-match between the local job opportunities and the needs of the local population. In addition the District is expected to continue to grow, giving rise to future employment needs.

6.6 At Burntwood, analysis of the 2001 [Census](#) shows that the town has 15,243 economically active people but only 7,811 local jobs, with most people having to commute for work. In addition the range of job opportunities in the town are limited. In Lichfield, the City is quite well balanced in terms of the number of economically active (13,225) and the number of local jobs (15,358), but there are some deficiencies in opportunities for office jobs, for which many residents commute into the conurbation.

6.7 A number of separate studies have been prepared to consider the range of issues relevant to general employment needs and provision of offices. These include an Employment Land Review, and separate market assessments of general employment provision and offices.

6.8 Employment Land Review: This considers employment land within Lichfield District in terms of quality, quantity, its spatial distribution and the extent to which this land can meet the District's future economic requirements. In relation to the existing situation the [study](#) identifies that the District contains many established industrial estates mainly focused within and on the edge of both Lichfield and Burntwood and at Fradley. The remaining smaller estates are largely located within some of the larger rural settlements Armitage with Handsacre, Fazeley and Shenstone. Most existing established estates, even the older ones, despite some units remaining vacant for long periods, still appear in general to be well occupied. There are also a number of existing small rural employment estates dispersed throughout the District that appear to be well occupied which compliment those larger concentrations in larger settlements.

6.9 The [study](#) uses various methods of forecasting future employment land needs but is only able to conclude that for the period 2006-2026 the land requirements are likely to be at the very least 15ha and a maximum of 150ha, dependent on method used. However the existing stock of employment land available, at around 130 hectares is sufficient to meet the emerging targets to be set in the Regional Spatial Strategy of a 5 year rolling supply of 33 hectares and a long term supply of 99 hectares.

6.10 Within Lichfield City, available land for new employment development is limited within the Burton Old Road/Streethay area. There are a number of large established industrial estates. Some estates are becoming dated and could potentially become less attractive,

leading to increases in vacancy rates or to regeneration and redevelopment pressures. Also within the city some smaller estates to the south accessible to the train station and potentially around Trent Valley Station, could regenerate for alternative uses such as offices.

6.11 A key issue for Burntwood is the need to address/ consider ways of improving the number of jobs within Burntwood and reduce the level of out commuting. Land for new employment development is limited to an extension to Chasetown Industrial Estate although there is potential for redevelopment within existing employment estates for employment uses. Mount Road Industrial Estate is considered to be the most vulnerable in terms of its long term suitability as an industrial estate because of its location within the town surrounded by residential areas.

6.12 Fradley is the largest employment location within the District and most recent development has been for large warehouse units. A substantial area of land remains available with planning permission and allocated for employment development and this represents the largest area for new employment development within the District's portfolio. A lack of associated facilities and services has been highlighted along with limited accessibility by public transport.

6.13 Generally it is forecast that the most significant in growth jobs will be in the office sector and there will be a continuation in the decline of manufacturing industries. However it is concluded that the District as a whole is well located in middle of the country, close to and within easy reach of the strategic highway network and is therefore well placed to continue to offer a viable location for businesses as well as being an attractive district in which to attract employers and employees.

6.14 Concern has been expressed in relation to difficulties experienced by companies in accessing skilled labour.

6.15 One question that arises from the study, given the locations of available committed new sites is whether particularly in relation to issues in Burntwood, there is sufficient employment land to promote a greater number of jobs within the town to address the level of out commuting.

6.16 Despite being a semi rural district, employment in agriculture and forestry is very low which means that the majority of rural residents travel elsewhere to work. However there is an increase in the level of home working, partly due to changing working patterns and improved broadband coverage by internet providers. In light of the nature of the principal employment uses at Fradley, consideration will be given to whether there is a need for specific lorry parking provision and associated driver facilities.

6.17 A Market Assessment of general employment land: This [study](#) considered existing employment estates and land allocations in terms of their continuing attractiveness to the general employment market. It concluded:

- The existing District employment portfolio in terms of employment estates and land allocations is sufficient to absorb future employment growth within the plan period. Both Lichfield District and City are well located in terms of both national and regional industrial and property markets. The District is well located to take advantage of the growth in the logistic markets.

- The overall portfolio provides for a reasonable mix and range of industrial and other employment based property and is reasonably spread geographically throughout the District. It is largely unconstrained and marketable, allows for new build, and offers redevelopment opportunities within existing employment sites.
- No new land needs to be allocated, although redevelopment of existing estates may need to be considered as and when units become difficult to let which could assist in addressing the low vacancy levels and the need for new development.
- Vacancy levels within the district generally reflect those of national levels with the exception of the slightly higher levels of larger units between 25,000 and 50,000 sqft.
- Some sites were identified as being more vulnerable in terms of viability. These are typically older estates with poor internal layouts and dated buildings, or are not as well located as others. However, it also notes that there is a place for such lower quality sites within the overall land portfolio.
- Only a limited release of existing industrial estates to alternative uses should be considered and if it is this should be directed to Mount Road, Burntwood and Shire Industrial Estate, Lichfield.
- Consideration be given to the potential for redevelopment for office uses within existing employment land at the southern end of Eastern Avenue and Crossfield Industrial Estate.
- There is some concern expressed by the industry over the availability of labour throughout the plan period.
- Unlike Lichfield there is little potential for any significant office developments within Burntwood.
- There are a number of other smaller industrial estates in more rural areas, including Shenstone industrial estate. Despite problems of HGV movements this site is still considered viable in the medium to long term. However, locally the issue of HGV movements is significant and therefore consideration should be given to encouraging lighter industry and office redevelopment.

6.18 A Market Assessment for Offices: This [study](#) aimed to consider the potential for the provision of additional office development from a market perspective in light of a requirement set out in the phase 2 revision of the RSS for 30,000 sq.m. within the strategic centre, of Lichfield. The conclusions of this report highlighted the following:

- Lichfield City remains an attractive location for office development although at present is not a major office market. However, financial and business sectors are predicted to witness significant growth during the plan period.
- The strategic requirement of 30,000 sq.m. can not be met within the City Centre due to historic and environmental constraints and lack of available/suitable land and it is considered that a maximum of 17,000 sq.m. could be met within and on the edge of the city centre.

- There is potential for redevelopment of land for offices within established industrial estates around Trent Valley Station.
- There is limited small scale office potential within Burntwood, possibly associated with a new town centre, but very limited potential for office development at Fradley.
- The study acknowledges that Wall Island (Lichfield South) office development has been successful for a particular HQ market with preference for high profile sites. Any future development at Wall would need to have a different offer to sites in the city centre in terms of floorplate size.
- A potential development location for offices is identified as part of any urban extension on the southern edge of Lichfield, where it is likely to be attractive due to good transportation links and able to offer larger floorplates.
- A phased release of sites is preferable and is likely to require speculative investment to attract businesses in.

6.19 Fostering Skills & Enterprise: A significant aspect of the messages from existing organisations and partnerships directed towards creating employment, is the need to consider skills for the future and to equip people with the necessary skills not just to be a part of a changing workforce, but to play a role in creating new business.

6.20 The [Staffordshire Sustainable Community Strategy](#) addresses this through a number of approaches:

- Enterprise and Entrepreneurship: increase the levels of new business formations and survival, especially in the higher value added clusters and other locally important sectors.
- Diversification: increase the proportion of the High Value Added economy in Staffordshire by developing clusters in medical healthcare technologies, environmental technologies, IT/Multi-media and high value added consumer products.
- Skills: Improve skills levels, especially to support growth in high value added businesses.
- Sustainability: Develop vibrant city and town centres to drive economic growth and support the needs of the community.
- Climate change: Create an economy that positively addresses the issue of climate change.
- Communities: close the gap - Ensure that those in the most deprived communities can access the economic opportunities created in Staffordshire.

6.21 All of these aspects need to be taken into account in the Core Strategy, in the local context of Lichfield District, including the most appropriate areas for diversification and business potential.

6.22 Rural Employment: While the level of agricultural employment within the District is now very low, there is significant employment, of different types, within some of the larger villages. Examples of this are at the Shenstone industrial estate, the Armitage Shanks works, Whittington Barracks and St. Giles Hospice, Whittington. There is a need to provide for the continuation of this and for the Core Strategy to consider what policies might be able to sustain existing, or possibly support more rural employment.

6.23 One aspect of this is the diversification of farming into other rural enterprise and consideration of the limits within which such diversification should be encouraged. Within the Tame Valley, the Central Rivers Initiative includes a strategy for rural regeneration of an area affected by mineral working and this encourages appropriate new rural land uses that can take advantage of opportunities to use restored land.

6.24 Tourism: A separate [background paper](#) has been prepared on the role of tourism within the local economy and it considers future potential. It considers the existing tourism context of the District, including the role of Lichfield as a centre and other attractions, such as Drayton Manor Theme Park, the National Memorial Arboretum and Chasewater. The report contains a set of recommendations for policy directions.

6.25 It's key messages are that strategies should be:

- supporting tourism growth;
- enhancing environmental, historic and natural assets which contribute to the attractiveness of the district, such as the Cathedral, historic buildings and their settings, landscapes and the wider environment and open countryside;
- encouraging mixed use of town centres and facilitating later opening hours to support the transition between retail and night time economy to promote town centre vitality and viability;
- emphasising, promoting and facilitating sustainable tourism.

6.26 In order to maximise and protect our assets long term we should support long term objectives such as those of the Central Rivers Initiative, Cannock Chase AONB, National Forest, Forest of Mercia and Lichfield Canal Restoration project.

6.27 Because of its geology, Lichfield District has a history of exploitation of mineral resources that have in the past sustained local jobs, particularly for coal mining and sand and gravel extraction. With the closure of Cannock and Rugeley collieries there are now much fewer people involved in extractive industries, but sand and gravel is still worked extensively in the Tame and Trent valleys within the District, and the District is one of the major regional suppliers for the building industry. Extensive resources of sand and gravel and coal remain and it is the role of the [Minerals Core Strategy](#), currently being prepared by Staffordshire County Council, to determine future rates and locations for minerals exploitation. The Lichfield District Core Strategy will need to take account of the need to protect mineral resources from sterilisation by development and of the progress of the [Minerals Core Strategy](#).

What you told us:

6.28 Lichfield City and Burntwood Town Councils have both supported the need for improved employment opportunities within these settlements. For Lichfield an emphasis was placed upon priorities for office development and higher value-added employment, whereas the emphasis for Burntwood was on more employment in total, to reduce commuting, and a greater variety of jobs. For Lichfield there was a view that existing employment sites should be protected, whilst for Burntwood, the Mount Road industrial site was identified as a possible redevelopment opportunity for housing, a point that was also made by many residents seeking to prevent the expansion of Burntwood.

6.29 In terms of public responses to employment issues, this has been largely directed to opposing particular locations for employment growth, including opposition to office/employment development on Lichfield Western Recreation Zone or in south Lichfield. There was, however, some support for the idea of some redevelopment for offices close to Trent Valley station.

6.30 Some consultation responses were concerned at the potential scale of office development outside of the centre of Lichfield and identified a need to fully justify the scale of any provision, in the context of the overall potential supply of offices within the District. Other responses expressed some concern at whether highways infrastructure within Lichfield would be able to cope with expansion of employment.

Preferred Policy Direction:

General employment land and space for new office development: Taken as a whole, the evidence on future employment structural changes and the amount of general employment land available, suggests that the direction of the economic strategy for the District should be related to seeking jobs in higher earning office sectors and exploiting the potential of the District, where the high environmental qualities are an attraction to employers. This suggests a need for an employment land portfolio that has less emphasis on general employment land, and more on higher quality business and office space. The latter has to be directed primarily towards town centres to be consistent with national and regional policy, and to follow a sequential approach to identifying other locations if other requirements need to be met.

An employment strategy should be included within the Core Strategy that is aimed at seeking greater opportunities for high value employment within the District, including higher wage opportunities in growth sectors related to business, education and research. Consequently a balanced portfolio of employment land is necessary able to accommodate such opportunities to serve both Lichfield and Burntwood.

There is a need to generally protect existing employment areas for jobs and to provide a resource to allow their modernisation, including redevelopment for new general employment uses as existing buildings become outmoded. There may however, be limited exceptions to this where redevelopment for other uses would support the spatial strategy. The evidence and strategy approach suggested creates an opportunity to consider the re-allocation of existing general employment land to other uses, and to align the overall total supply of this type closer to the levels identified within the Regional Spatial Strategy.

To support national policy on the location of offices, where possible the grant of new permissions for employment development within existing allocated sites should limit office development to offices ancillary to B2 or B8 uses.

In relation to fostering an appropriate enterprise based economy and skills base for the future, the Core Strategy should support opportunities to increase the levels of new business formations and survival, especially in the higher value added clusters and other locally important sectors, to improve support to high value added businesses and to continue to develop vibrant town centres with a range of uses that will help to drive the local economy.

The economic strategy should also include measures that seek to ensure that those in the most deprived communities can access local economic opportunities and also seek to develop an economy that positively addresses the issue of climate change.

The Core Strategy should value the contributions made to the local economy by employment in rural areas and seek to sustain jobs in rural economies by:

- Maintaining key rural settlements as a focus for rural employment creation
- Supporting initiatives that improve rural access to technology
- Supporting the diversification of rural employment into uses appropriate to rural areas, including opportunities within the Central Rivers Initiative area

Policy should be included to support the various strands of tourism within the District, in particular seeking longer tourist stays and improved facilities, based upon the existing attractions of Lichfield City, the quality of the countryside and individual attractions, including Drayton Manor, the NMA and Chasewater. Tourist proposals should take account of the needs for sustainable development.

Policy should support the protection of minerals resources from sterilisation by development and take account of progress being made in the preparation of the Minerals Core Strategy.

Reason for the Preferred Policy Direction:

6.31 The employment policies address the range of issues identified within the District for existing communities and seek to build upon the strengths of the District to create new opportunities for employment related to growth.

Alternative Options:

6.32 Policies could seek to direct all future employment investment to urban areas, where there are the greatest opportunities for locating employment close to public transport networks.

Question 17

Do you agree with the preferred policy direction for general employment land and space for new office development?

Question 18

Do you agree that existing industrial estates, generally, need protecting for future employment uses?

Question 19

Are there any existing employment sites that should be considered for alternative uses?

Question 20

Are there any related facilities needed to serve existing or proposed employment sites?

Question 21

Are there any further alternative options that should be considered?

Town Centres

What the evidence tells us:

6.33 Retail consultants have been commissioned to prepare [evidence for the Core Strategy](#) on future shopping requirements. An original report was prepared in 2007 and this has been updated in 2009. It was prepared in the context of the draft revisions to the [Regional Spatial Strategy](#) which confirms Lichfield City as a strategic centre to be a focus for major retail development and that in regional policy terms Burntwood is a non-strategic centre that should meet its own local needs.

6.34 The study includes forecasts of population and expenditure in the Lichfield study area at 2016, 2021 and 2026. The capacity analysis up to 2026 comprises a number of steps taking account of future expenditure, turnover, leakage of trade and potential for 'clawback' of trade that is currently spent outside the District, surplus expenditure capacity, and recent developments and commitments. Capacity is assessed for both the Lichfield and Burntwood catchment areas, for Lichfield the catchment encompasses the whole District, whilst Burntwood has a more local shopping catchment.

6.35 For convenience goods, there is a small capacity for additional development in Lichfield up to 2026 after allowing for the replacement Tesco store. In Burntwood there is also a small capacity in convenience goods up to 2026 after allowing for commitments. In comparison goods there is no capacity for additional development in Lichfield up to 2021 because the available capacity is taken up by the commitment for the Friarsgate redevelopment scheme, but there is a surplus capacity in 2026. There is no capacity for additional comparison goods development in Burntwood until after 2011 beyond the scale of development that has planning permission granted to London & Cambridge Properties (LCP). There is a small surplus capacity from 2016 onwards. There is capacity for a limited amount of additional bulky goods development in Lichfield after 2011.

6.36 The long term capacity forecasts have been used to estimate floorspace capacity in Lichfield and Burntwood up to 2026. In convenience goods the floorspace capacity in Lichfield is between 1,800 and 4,900 sq.m. gross. There is potential in the longer term for an additional foodstore or an extension to one of the existing foodstores. In Burntwood the assessment indicates a floorspace capacity of between 1,100 and 3,000 sq.m. gross in convenience goods. There is potential in the longer term for a discount foodstore or an extension to one of the existing foodstores.

6.37 In comparison goods there is a floorspace capacity in Lichfield of 3,800 to 5,400 sq.m. gross in 2026 which could be met by further redevelopment in the city centre. There is a floorspace capacity for additional comparison goods development in Burntwood in 2026 of 2,100 to 2,900 sq.m. gross. In bulky goods there is floorspace capacity for additional bulky goods development of 3,500 sq.m. gross in Lichfield in 2026, in addition to the committed development of the Eastern Avenue/Vulcan Road scheme.

6.38 The [2009 Core Strategy Retail Report](#) identifies a proposed hierarchy of centres for the District that defines Lichfield as a large town centre and Burntwood as a smaller town centre, taking account of the proposed growth in these centres. A number of local and village centres are defined that reflect existing provision, with only Chasetown identified as a large local centre. Fradley is proposed as a new village centre in the retail hierarchy.

What you told us:

6.39 There is significant support for the improvement of shopping facilities within the District and in particular for a level of shopping within Burntwood that is appropriate for a town of its size. Such support is also aimed at achieving an appropriate mix of town centre uses within an enlarged Burntwood town centre.

6.40 Some concern has been expressed in relation to both Burntwood and Lichfield that the recent economic downturn means that targets for additional shopping should be lower, but also that the prospects for achieving committed growth are diminished.

6.41 Representations have been made in relation to Lichfield that there should be support for small retailers to promote their continuing existence.

Preferred Policy Direction:

Town Centres: The key focus for Core Strategy policies on town centres should be the need to support their continuing viability and vibrancy by seeking to accommodate an appropriate level of growth and encourage a wide mix of town centre uses.

In this context policies need to be related to the role of Lichfield as a Strategic Centre and the creation of an enlarged town centre in Burntwood, but of a scale that is appropriate to its local needs and for it to function as a smaller town centre.

The Core Strategy should set floorspace limits for town centres that are based on the amount of new retail floorspace that should be allowed, in line with the approach adopted in RSS policies. In Lichfield City centre an appropriate floorspace limit should include the committed Friarsgate redevelopment scheme and the additional floorspace capacity we have identified by 2026 on sites within the City centre. Taking this into account an appropriate floorspace limit would be 35,000 sq.m. gross.

In Burntwood an appropriate floorspace limit should include the committed LCP scheme, the Morrisons extension and the additional floorspace capacity identified by 2021 on the Olaf Johnson site. This suggests that the LDF Core Strategy refers to a floorspace limit of 16,000 sq.m. gross, of which 13,000 sq.m. would be in comparison goods.

Local and Village Centres:

Policy on local centres should be strengthened in the LDF so that these existing centres in the retail hierarchy fully meet the needs of the local population. This should include protection of Chasetown as a large local centre and other smaller local centres in Lichfield, Burntwood and the village centres of Alrewas, Armitage, Fazeley, Shenstone, Stonnall and Whittington. There is capacity in the Lichfield catchment area for a new local centre in Fradley. Population growth in the area could support in the region of 650 sq.m. gross floorspace. There is already a planning consent for a local centre in Fradley of 1,100 sq.m. gross floorspace which will meet future needs. The centre should be identified as a 'village centre' in the retail hierarchy.

Reasons for the Preferred Policy Direction:

6.42 The preferred range of policies seek to support the existing centres of the District, to ensure their long term vibrancy. They take into account both the identified capacity requirements from evidence reports, the views of local communities and the context provided by the Regional Spatial Strategy, which addresses a number of town centre issues.

Alternative Options:

6.43 There has been some local support for somewhat larger scale growth of shopping for Burntwood, so that even less trade goes out of the town than would occur with the levels of growth recommended. However such a strategy would tend to impact more on neighbouring towns and runs a significant risk of being out of general conformity with the [Regional Spatial Strategy](#).

Question 22

Do you agree with the preferred policy direction for town centres?

Question 23

Are there any further alternative options that should be considered?

7 Built Environment

Sustainable Community Strategy:	Strategic Plan: Our Ambitions	Core Strategy: Spatial Objectives
<p>Sustainable Communities:</p> <p>Lichfield District must be a place where sustainable communities are created that embodies the principles of sustainable development at the local level.</p> <p>Lichfield District must be a place where people can continue to afford to live, work and travel, where any new developments are carefully planned to create sustainable communities that fit well with the existing environment and meet local needs, without compromising the needs of future generations.</p> <p>Economic Development and Enterprise:</p> <p>Lichfield District must be a place where trade can flourish and competitiveness can act as a stimulus for growth and greater resource efficiency. It must be a place where people of different skills and abilities have the opportunity to live and work.</p>	<p>A sustainable, clean & safe environment:</p> <p>We want to create a clean and safe environment</p> <p>A thriving economy:</p> <p>We want to nurture and develop a thriving economy where businesses prosper and our residents have access to local jobs.</p> <p>A better quality of life:</p> <p>We want people to experience a better quality of life, where leisure and cultural activities that enhance lifelong learning, and access to good health and healthy living opportunities are available to everyone.</p> <p>A joint effort:</p> <p>We believe the best way to achieve all this is through a joint effort working in partnership with local people and organisations.</p>	<p>Spatial Objective 1:</p> <p>To create a District where development minimises the impact on the environment and helps to mitigate and adapt to the adverse effects of climate change.</p> <p>Spatial Objective 2:</p> <p>To reduce the need for people to travel, whilst increasing the opportunities for travel by sustainable forms of transport, through securing improvements to public transport infrastructure and by facilities to promote walking and cycling.</p> <p>Spatial Objective 3:</p> <p>To carry out 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.</p> <p>Spatial Objective 5:</p> <p>To focus residential, employment, community and town centre facilities into high quality developments within the most sustainable locations whilst protecting the quality and character of the existing built and natural environments.</p> <p>Spatial Objective 10:</p> <p>To improve our town centres to provide better local opportunities for shopping, leisure, culture and improved accessibility, by providing a wider range of facilities within Lichfield City and through creation of an enlarged town centre at Burntwood that is of a scale to meet its local need.</p> <p>Spatial Objective 11:</p> <p>To protect the quality and character of the countryside, its landscape and villages from inappropriate development whilst still allowing identified development needs arising in these areas to be met..</p> <p>Spatial Objective 14:</p> <p>To protect and enhance the District’s built environmental assets, its historic environment and local distinctiveness.</p> <p>Spatial Objective on Economic Regeneration required</p>

Table 7.1

7.1 Lichfield District is an area valued as a place to live and work for the quality of its environment, in particular the built environment of Lichfield as an historic city and the historic and architectural qualities of many of its villages. There is, however, great variety within the built environment of the District and the Core Strategy needs to consider issues of how and where improvements are needed and the protection and enhancement of areas that are considered to be of high quality built environment, both with regard to the existing built fabric and in relation to new development.

What the evidence tells us:

7.2 The principal built characteristics of the District are that it comprises the two similar sized towns of Lichfield and Burntwood, both of around 30,000 people, together with a range of villages set with a range of landscape types, whose characteristics have developed over many centuries and which today retain various elements of historic characteristics.

7.3 Lichfield as an historic city is significantly different in character to Burntwood which has formed through the amalgamation of a number of smaller settlements, some of which derive from the former coal mining of the Cannock coalfield. Both of the major settlements however have a common characteristic that there are areas within them where residential environments are relatively poor and have been the focus for initiatives to raise the quality of housing and the overall environment. In terms of their town centres, however, they are very different in character, but both require continuing investment, particularly in public spaces to improve or maintain their quality.

7.4 There are 23 conservation areas, and with the exception of Lichfield city centre, most are based upon historic village centres. As well as having a range of sizes and facilities, the District's villages have a wide range of characteristics and functions. Whilst most have an agricultural past set in open countryside, Fazeley and Little Aston are no longer freestanding settlements, and are closely related to the larger urban areas of Tamworth and Sutton Coldfield respectively. Armitage with Handsacre has a small historic core, but has largely grown because of mining and industrial activity. Like in Burntwood and Lichfield, twentieth century growth has resulted in some parts of Fazeley and Armitage with Handsacre requiring investment in regeneration, especially to improve housing and environmental quality.

7.5 All of today's built environments are set within landscapes that have developed over many centuries. A [Historic Environment Landscape Character Assessment](#) has been prepared for the District. This assessment provides an overview derived from integration of the Historic Landscape Character (HLC) information, which gives a broad assessment of the historic and archaeological dimensions of the county's landscape as it exists today, with the more site-based data held by the Historic Environment Records (HERs).

7.6 The assessment was undertaken in two phases, with the first phase identifying the Historic Environment Character Areas (HECAs) falling within the district, based upon an understanding of the development of the landscape from the medieval/post medieval period onwards. The second phase examined more closely those parts of the HECAs falling within the areas around Lichfield, Burntwood and Tamworth. The assessment has included analysis of all of the proposed key rural settlements, of Alrewas, Fazeley, Fradley, Armitage with Handsacre, Little Aston, Shenstone and Whittington.

7.7 The historic environment analysis examined those settlements where there was the potential for new growth to be considered and enabled the identification of the extent to which former landscapes either remained intact, were fragmented or had largely disappeared. In addition to consideration of potential development however, the assessments have the potential to inform more detailed consideration of characteristics that are important to retain within and on the edge of settlements potentially, contributing to the identification of green networks.

7.8 The historic built environment contained within conservation areas or within individual buildings, forms a significant part of the District's heritage and a reason for its attractiveness. Lichfield City centre is particularly important because of its quality, but also because much

of the trade and tourist attraction of the city is carried out within, or is based upon, historic buildings. It is important that the fabric of conservation areas and historic buildings is maintained to ensure that they continue to function and contribute to the economic wealth of the District. The best way of securing this is likely to be to ensure their continued use, including new uses where necessary and appropriate.

7.9 The Council has completed a number of [appraisals of conservation areas](#) and is currently undertaking a programme of appraisals of others. The appraisal process identifies the key important characteristics of conservation areas that make them special and so can be used to guide protection and identify priorities for enhancement.

7.10 There are parts of our two urban areas and some villages where residential environments are relatively poor. In these areas the District Council has been carrying out improvement initiatives for a number of years and will continue to focus investment in these areas. These are areas within North Lichfield and in Burntwood where priorities will be for investment in public space improvements, including additional facilities for younger people. Parts of Handsacre and Fazeley/Mile Oak are also identified where there would be significant benefits from environmental improvement.

What you told us:

7.11 Responses on the Core Strategy at the [Issues and Options](#) stage identified public support for maintaining and enhancing the quality of the built environment in both urban and rural areas. This extended to significant support for maintaining historic buildings in use, provided new uses were appropriate and that any changes to buildings were carried out in a sensitive manner that respected the quality and history of individual buildings. One issue raised was the need to be more flexible in approach to ensure a future for historic buildings, for example in building regulations. The need for an approach that was pro-active was also supported, including the continuing use of grant aid, but also to take positive action when historic buildings are unused.

7.12 English Heritage responded that in its view it is possible to manage change in conservation areas, listed buildings and other historic buildings so that their historic and architectural interest is retained, but also facilitating new uses and development. Buildings and areas have been and will continue to evolve and be subject to change. The priority, however, is that such change is informed by a proper understanding of the interest of the building or area so that it is safeguarded for future generations to enjoy.

7.13 English Heritage also strongly recommended that the District's historic environment resource is broadly defined to extend to all designated assets (such as listed buildings and conservation areas), but also the non-designated resource such as buildings and other features of local historic interest, as well as the historic character of the landscape and townscape. Key parts of the evidence base to inform this should include up-to-date conservation area appraisals, local lists and data drawn from the County's Sites and Monuments Record.

Preferred Policy Direction:

Built Environment: The Core Strategy should have a range of policies that seek to protect the most valuable built environments, but also seeks to improve the environment in a number of specific areas through positive action and partnership working.

In terms of protection and enhancement of the historic built environment a broad approach to defining the built environmental assets should be taken. Policies should encompass conservation areas, historic buildings either within national or a local lists, ancient monuments and other archaeological sites and interest, together with the historic landscapes that form the setting to, and in some cases the original purpose of settlements.

Proposals should be included that continue to improve Burntwood town centre and Lichfield City centre in terms of their physical quality. In Burntwood this should be particularly related to achieving new uses and spaces of a physical form that can be integrated into the town.

The Core Strategy should identify the broad residential areas where environmental improvement will be achieved and these should include North Lichfield, parts of Burntwood, Fazeley/Mile Oak and Armitage with Handsacre.

Core Policy should work towards maintaining local distinctiveness through the built environment in terms of buildings and public spaces, but also enhance the relationships and linkages between the built and natural environment. For example in Lichfield this will be achieved through the improvements to the historic Beacon Park. Physical improvements to conservation areas should be linked to the results of the conservation area appraisals.

In relation to new development we consider that a Development Management Policy is required to ensure that a high quality built environment is achieved. Such policy will identify key design qualities that will need to be considered in designing and assessing development proposals, and also require that local amenity is protected. In relation to new residential development this approach will be supported by the Council's adopted Residential Design Guide SPD and the Department for Transport Manual for Streets, and will utilise accredited standards such as the CABI Building for Life standard.

Reason for the Preferred Policy Direction:

7.14 Although Lichfield District is generally considered to provide high quality urban and rural environments, there are significant variations within towns and villages, including areas in need of environmental improvement, that justify a range of policy responses, including positive action within town and city centres, some residential areas and in conservation areas.

7.15 There is a history of pressure for change within many conservation areas and affecting listed buildings and it is anticipated that this will continue in the long term. A policy approach is therefore needed that directs change to the most appropriate locations, but also recognises the priority for continuing to find appropriate uses for historic buildings and sensitively managing its implications for buildings while maintaining local distinctiveness.

Alternative Options:

7.16 The Core Strategy could adopt a more passive policy approach that only seeks to include policies that set out criteria against which proposals for changes to the built environment would be considered.

7.17 Whilst a more pro-active policy approach gives rise to implementation and financial considerations, without it, built environment issues identified within existing communities would not be addressed.

Question 24

Do you agree with the preferred policy direction for the built environment?

Question 25

Are there any further alternative options that should be considered?

8 Recreation & Leisure

Sustainable Community Strategy:	Strategic Plan: Our Ambitions	Core Strategy: Spatial Objectives
<p>Sustainable Communities:</p> <p>Lichfield District must be a place where sustainable communities are created that embodies the principles of sustainable development at the local level.</p> <p>Lichfield District must be a place where people can continue to afford to live, work and travel, where any new developments are carefully planned to create sustainable communities that fit well with the existing environment and meet local needs, without compromising the needs of future generations.</p> <p>Children & Young People:</p> <p>Lichfield District must be a place where children and young people are healthy, safe, enjoy and achieve, have the opportunity to make a positive contribution to their community and are economically secure.</p> <p>Safer & Stronger Communities:</p> <p>Lichfield District must be a place where individuals, neighbourhoods and communities are increasingly free from both crime and the fear of crime, and in which the environment is clean, green and pleasant to live.</p> <p>Healthier Communities and Older People:</p> <p>Lichfield District must be a place where all people have the opportunity to live long, healthy and happy lives because of the information, choices and quality of services provided to them.</p>	<p>A sustainable, clean & safe environment:</p> <p>We want to create a clean and safe environment</p> <p>A good place to live:</p> <p>We want our district to be a good place to live with quality housing which meets people's needs.</p> <p>A better quality of life:</p> <p>We want people to experience a better quality of life, where leisure and cultural activities that enhance lifelong learning, and access to good health and healthy living opportunities are available to everyone.</p> <p>A joint effort:</p> <p>We believe the best way to achieve all this is through a joint effort working in partnership with local people and organisations.</p>	<p>Spatial Objective 1:</p> <p>To create a District where development minimises the impact on the environment and helps to mitigate and adapt to the adverse effects of climate change.</p> <p>Spatial Objective 2:</p> <p>To reduce the need for people to travel, whilst increasing the opportunities for travel by sustainable forms of transport, through securing improvements to public transport infrastructure and by facilities to promote walking and cycling.</p> <p>Spatial Objective 5:</p> <p>To focus residential, employment, community and town centre facilities into high quality developments within the most sustainable locations whilst protecting the quality and character of the existing built and natural environments.</p> <p>Spatial Objective 9:</p> <p>To improve the quality of outdoor and indoor leisure facilities available to residents, by working towards meeting recognised standards for the quantity, quality and accessibility of provision.</p> <p>Spatial Objective 12:</p> <p>To develop and maintain more sustainable rural communities through improvements to public transport facilities and access to an improved range of services.</p>

Table 8.1

8.1 Open space, sport and recreation facilities can make a major contribution to ensuring that villages, towns and cities are places in which people will choose to live, work and visit, they include important areas for conservation and biodiversity as well as having a significant positive impact on the health and well being of those that use them. The [Open Space Assessment](#) which considered a number of different open spaces and sport facilities across the District has set out standards for the various types. This assessment has shown that within the District, Burntwood, North Lichfield and Fazeley are identified as having a shortfall in amenity greenspace and many villages have no children's play areas and others are deficient in play areas altogether, others have play areas that are of poor quality. The assessment also shows that indoor sports and facilities are most accessible in the urban areas of the District with poor accessibility in the north east of the District largely due to infrequent public transport connections to smaller villages.

What the evidence tells us:

8.2 Open Space Assessment: As part of the [Open Space Assessment](#) a variety of different types of open spaces were considered and assessed in terms of their quantities, quality and accessibility. Together with survey work and views from users and providers, where appropriate, standards were set to ensure that deficiencies, improvements to quality and accessibility can be addressed for the benefit of local communities, users and the environment. Types of open space within this category include:

- Provision for children and young people - 0.08ha per 1,000 population in Lichfield, Burntwood and key rural settlements. All other rural settlements to have at least one equipped play area. Issues in relation to equipped play vary, from insufficient or no sites, various standards in terms of quality to differing levels of accessibility.
- Amenity open spaces – standard 1.27ha per 1,000 population. This type of open space is widely used for a variety of informal pursuits such as dog walking and informal play. Typically they are spread throughout residential areas and can also contribute to the overall environmental quality of an area.
- Natural and semi-natural greenspaces - standard 21ha per 1,000 population. Several types of sites varying greatly in size are included within this category from woodland, Sites of Special Scientific Interest, large open areas and parks such as Cannock Chase AONB and Chasewater. Most semi-natural greenspaces are by their very nature rich in biodiversity and are managed and monitored to ensure that they are protected and preserved.
- Parks and Gardens - There are a number of existing parks and gardens within Lichfield City and Burntwood, accessibility to these by local residents varies as does the quality of individual parks and gardens. Overall a standard of 1.43ha per 1,000 population (based on urban population) is considered appropriate, this would maintain existing provision. Accessibility standard based on information gathered in terms of realistic walking distances likely to parks and gardens a distance of 480 metres (10 minutes walk time). Quality of individual parks and gardens varies, in some cases quality is poor and in need of improvements.
- Allotments - Interest in allotments is growing as more people are aware of the benefits in home grown produce. In Lichfield City there is an existing waiting list for allotment spaces. Areas outside the city are also experiencing new interest in allotments, in 2009 new allotments have been created at Whittington. No District wide standards are to be set for this type of open space, it is considered that it is best dealt with on a demand led basis and where appropriate through incorporating provision for new allotments as part of new residential developments where identified need is proven.
- Cemeteries and churchyards - No standards are to be set for churchyards and cemeteries, similarly to allotments where it is considered best that they are dealt with as and when they arise on an individual basis. In recent years planning permission has been granted but not implemented for a cemetery south of Burntwood, two burial sites within Lichfield City and a number of small extensions to some rural churchyards.
- Green corridors - This type of open space includes public rights of way, designated cycle routes, canal and river corridors. No standards are set in terms of quantity per 1000 population. Accessibility throughout the district has not been examined in detail largely due to resources, however work as part of the Greens and Open Spaces Strategy will consider accessibility in more detail.
- Civic spaces - There are four civic spaces within the District, three located within Lichfield City centre and one at Fazeley. Whilst no standards are to be set for additional spaces the quality of existing spaces needs to be monitored and improved where necessary.

8.3 Setting standards is necessary in relation to certain types of open spaces and have been widely used throughout the planning system to ensure adequate provision is met within new developments. This assessment highlights those areas where there are deficiencies, quality issues and difficulties in accessibility (information gathered from survey work, views of residents, users, providers and third party information) and through the application of standards it is envisaged that these areas can be addressed and improved for the benefit of all.

8.4 Indoor Sports & Facilities Assessment: Results of the [indoor sports and facilities assessment](#) and having regard to more recent information provided by the Nortoft^(m) and Sport England have led to the conclusion that an additional minimum 4 court sports hall is required within the District to meet unmet demand, to reduce trips currently made to other facilities outside the District, and takes into account projected increases in indoor sport participation.

8.5 The issue of quality of existing publicly owned swimming pools is an area that has been highlighted where improvements need to be made in order to encourage participation and improve perception of quality. Evidence also suggests that there is a need to increase pool space within the District to meet unmet demand through the provision of a new minimum 4 lane pool or by extending opening arrangements of existing dual use facilities, currently only available to community and other organised groups, for use by the general public. It is considered that additional capacity for further community use of existing dual use pools is very limited.

8.6 Village Halls are located throughout the rural areas and along with other community buildings are considered to be important venues for the provision of recreation facilities for local communities. The degree to which halls are used by organised groups varies considerably and depends on a number of factors such as their size and internal layout. It is considered that support continues for the protection of community hall provision and that support is given to the modernisation of and where appropriate replacement of such facilities in order that their availability for community use is maintained and maximised .

8.7 Playing Pitch Strategy: The [Playing Pitch Strategy](#) modelling combined with qualitative data carried out by consultants PMP has led to a series of recommendations and actions for outdoor sports facilities within the four identified sub-areas (Lichfield City, Burntwood, Rural South & Rural North) and in relation to football and rugby identifies existing and future deficiencies and surpluses. Recommendation in relation to playing pitches include –

- all playing pitches should be protected
- a local playing pitch target standard of 1.06ha per 1000 population by 2015
- secure formal community use agreements with all schools where community use exists
- encourage further community use agreements with schools with no community use.
- consider re-designating current pitches to reduce shortfall in other areas

8.8 In relation to tennis and bowls standards, these are set at 0.017ha per 1,000 population for outdoor tennis and 0.547ha per 1,000 population for outdoor bowls and where monies are available, this should be spent on increasing the quality of existing facilities and new facilities in areas currently without. In addition to considering the specific requirements relating to playing pitches one suggestion is that the District Council consider an option of specific sports villages which would concentrate new sporting facilities together in a particular location, whilst this is suggested in relation to the district, both Lichfield City and Burntwood were highlighted as potential locations.

8.9 At present the Lichfield Local Plan contains a number of recreation zones on the edge of both Lichfield City and Burntwood where recreation is promoted and has resulted in several such developments within zones to the east of Lichfield and to the north of Eastern Avenue in Lichfield and Hospital Road, Burntwood.

8.10 Greens & Open Spaces Strategy: People need greens and open spaces close to where they live and it is these spaces where a provision of more formal facilities and services are required. Currently the range and quality of these services and facilities are not accessible equally across all parts of the district and range from good to very poor depending on where you might live in the District and the amount of investment that these sites have received over the past few years. In general the quality of the urban open spaces and the facilities that are available are currently below what people believe that they should be.

8.11 The complexity of land ownership, type and quality of greens and open spaces and the needs of the people of the District and its visitors is difficult to assess. The [Greens and Open Spaces Strategy](#) attempts to quantify these complex issues in order to produce a baseline data set from which to inform future decisions, the direction of the Strategy and an improved service for the residents in the District.

8.12 The Play Strategy: The [Play Strategy 2007-2012](#) covers most aspects of play including indoor provision. It primarily focuses on improving quantity, quality and accessibility to play. As part of its preparation views were sought from both users and providers including Parish Councils. Key findings within the strategy include that football and riding bikes were the most popular pursuits amongst children over 6 years and that there is a lack of facilities for teenage children along with general support for larger informal play areas. A number of projects are identified some of which have since been completed and are now open and others are ongoing.

8.13 In addition the [Play Strategy](#) sets out a series of strategic objectives in relation to childrens play, which include:

- Promote and raise profile of play and its importance
- Ensure play areas are safe and well maintained
- That each community should have a play space
- Improve fixed and natural play areas within larger parks
- Encourage inclusive play for all children

- Promote mobile facilities within rural areas
- Reconsider bye-laws which place restrictions on play

What you told us:

8.14 Views have been sought from a number of sources in relation to open space, sport and recreation, from residents, user groups, land owners and providers as well as other organisations such as Sport England who are involved in promoting sport. Overall there is a general consensus that open spaces are important and need to be protected from development and that their quality overall needs to be improved. Whilst accessibility varies throughout the District to the various type of open spaces, sports and recreation facilities feedback from users highlights that 10 minutes represents a reasonable walking distance to local facilities. The need to raise the importance of accessibility to existing and new open spaces was also highlighted in particular addressing the linkages between spaces by sustainable methods such as walking and cycling.

8.15 In terms of equipped play areas Parish Councils have been approached to ascertain their views and through resident's surveys carried out as part of the Omnibus and Household Surveys as well as views from children carried out as part of the Play Strategy. In summary accessible, quality equipped play areas are considered to have an important role by those that use them and by communities as a whole. Whilst deficiencies in quantity and quality have been raised as issues generally particular problems have been raised in terms of lack of provision for older children. A number of Parish Councils have responded identifying deficiencies for particular facilities within particular open space, sports and recreation categories.

8.16 Information gathered from those involved in outdoor sports pitch provision have highlighted the importance of and participation in football. Arising from this a need has been identified within the District for additional football pitch provision within Burntwood. Particular deficiencies in pitches exists in the Fazeley area which has the largest lack of provision for junior and mini-soccer followed by Whittington which has a shortfall of junior pitches. From the information gathered with the exception of Lichfield sub area the District has an undersupply of mini soccer and junior football pitches. Continued support is also sought from individual clubs in relation to other outdoor sports such as cricket, rugby and hockey. Lichfield Hockey Club consider that an additional synthetic pitch is needed.

8.17 The need to raise the profile of those spaces which fall within the definition of green corridors such as cycle routes, existing canals and proposals to restore the Lichfield Canal, rivers and other linear walkways has been highlighted for a number of reasons. These include sustainably linking areas as a means of transport as well as highlighting the positive health, leisure and tourism benefits together with the contribution they make to the districts biodiversity. Such routes may need to be protected within the Core Strategy.

Preferred Policy Direction:

Recreation, Leisure & Culture: The District Council should seek to support proposals and activities that protect, retain or enhance existing sports pitches, open space, playspace, leisure and recreation facilities and encourage the provision of good additional good quality facilities that meet an identified need.

Establish, protect and promote a network of green corridors that support nature conservation and enhanced biodiversity and provide links between residential, leisure and commercial uses and links between the hierarchy of settlements within Lichfield District.

Through new development the District Council should seek new provision or facilitate improvements to existing provision, having regard to locally determined quantity, quality and accessibility standards to be set within the Core Strategy.

In terms of indoor sports provision the Core Strategy should highlight the need for an additional 4 court sports hall within the District and identify the need to increase pool space within the District through the provision of a new 4 lane pool and/or by extending opening arrangements of existing dual use facilities, to meet unmet demand.

Consideration will need to be given as to whether to retain saved policies which identify recreation zones (which promote specific sites for recreational development) around the edges of Lichfield City and Burntwood or whether they could be replaced and or supplemented by the identification of specific locations in or around Lichfield City and Burntwood for a sports village.

Standards: The following standards are suggested within the District

- **Outdoor Sport** - 1.06ha per 1,000 population
- **Provision for Children & Young People** - A minimum of 0.08ha per 1,000 population for childrens playspace will be applied in relation to all new residential development which results in a net gain of 6 dwellings in Lichfield City, Burntwood and Key Rural settlements. No minimum size is to be set for provision of childrens playspace within rural areas but all rural settlements should have at least 1 play space. Where new residential development is permitted in rural settlements (with a minimum threshold of 6 dwellings) improvements to existing playspaces and or means of access will be sought. Accessibility standards are set at 10 minutes, 480 metres, where this is not possible consideration should be given to improving existing access arrangements. Proposals for new and improvements to existing playspaces including improvements to access should involve local communities. Minimum quality standards will be set out in detail within a Supplementary Planning Document.
- **Amenity Greenspaces** - A standard of 1.27ha per 1,000 population to be applied to all new residential development which results in a net gain of 6 dwellings. The type of, location and design of such areas should involve the local community . Accessibility standards are set at 10 minutes, 480 metres, where this is not possible

consideration should be given to improving existing access arrangements. Minimum quality standards will be set out in detail within a Supplementary Planning Document.

- **Natural & Semi-Natural Greenspaces** - all natural and semi-natural greenspaces be protected and where possible enhanced. Accessibility standards are set at 10 minutes, 480 metres, where this is not possible consideration should be given to improving existing access arrangements.
- **Parks & City Gardens** - A standard of 1.43 ha per 1,000 population be applied to Lichfield and Burntwood. Development with Lichfield City and Burntwood for residential development. An accessibility standard is to be set at 10 minutes, 480 metres and where developments (with a minimum threshold of 6 dwellings) are proposed contributions will be sought to improve existing parks and gardens and or improve access arrangements. Minimum quality standards will be set out in detail within a Supplementary Planning Document.
- **Allotments** - Provision should be sought for new allotments within strategic housing sites where an existing demand has been established.

Reasons for the Preferred Policy Direction:

8.18 Using the evidence gathered from local communities, organisations and consultants, it is considered that the preferred policy direction would assist in delivering some of the facilities and improvements to the District's existing open space, sport and recreation portfolio. For example it is recognised from consultations that public demand and expectation is for a wider range of recreation activities, such as a swimming pool in Lichfield City that is independent of educational facilities, and that there is a need for more and better quality outdoor pitches that meet the needs of those participating in outdoor sports and that will encourage increased levels of participation. The approach would also ensure that within and around the District's settlements the importance of good quality accessible play and open greenspaces are recognised, highlighting the positive impact on social and physical well being and protecting and maintaining a variety of types of sites rich in biodiversity.

8.19 It is essential that the Spatial Strategy considers how local deficiencies can be met in a sustainable way, protecting existing sites and enabling improvements. The preferred policy direction should seek to maximise accessibility by sustainable transport methods that reduces, where possible, the need to travel to other centres in addition to taking account of the increasing levels of participation in sport.

Alternative Options:

8.20 **Rely on national standards.** National guidance requires locally authorities to set locally derived standards for open space, indoor and outdoor sports.

Question 26

Do you agree with the preferred policy direction for recreation, leisure and culture?

Question 27

Should contributions towards open spaces, sport and recreation be restricted to new residential development or widened to include other developments such as those for employment?

Question 28

Is a standard threshold at which contributions should be made (6 new dwellings) appropriate or should it be more related to the settlement hierarchy?

Question 29

Should a specific district wide standard be set for the provision of new allotments?

Question 30

Are there any further alternative options that should be considered?

Question 31

Should the recreation zones currently covered by saved plan policies around Lichfield City and Burntwood continue to be designated through a policy?

Question 32

Should site/s in or around Lichfield City/Burntwood be identified as a location/s for a 'Sports Village' where new sports provision would be directed and if so which locations would you suggest?

9 Natural Assets

Sustainable Community Strategy:	Strategic Plan: Our Ambitions	Core Strategy: Spatial Objectives
<p>Sustainable Communities:</p> <p>Lichfield District must be a place where sustainable communities are created that embodies the principles of sustainable development at the local level.</p> <p>Lichfield District must be a place where people can continue to afford to live, work and travel, where any new developments are carefully planned to create sustainable communities that fit well with the existing environment and meet local needs, without compromising the needs of future generations.</p> <p>Children & Young People:</p> <p>Lichfield District must be a place where children and young people are healthy, safe, enjoy and achieve, have the opportunity to make a positive contribution to their community and are economically secure.</p> <p>Safer & Stronger Communities:</p> <p>Lichfield District must be a place where individuals, neighbourhoods and communities are increasingly free from both crime and the fear of crime, and in which the environment is clean, green and pleasant to live.</p> <p>Healthier Communities and Older People:</p> <p>Lichfield District must be a place where all people have the opportunity to live long, healthy and happy lives because of the information, choices and quality of services provided to them.</p> <p>Economic Development and Enterprise:</p> <p>Lichfield District must be a place where trade can flourish and competitiveness can act as a stimulus for growth and greater resource efficiency. It must be a place where people of different skills and abilities have the opportunity to live and work.</p>	<p>A sustainable, clean & safe environment:</p> <p>We want to create a clean and safe environment</p> <p>A good place to live:</p> <p>We want our district to be a good place to live with quality housing which meets people's needs.</p> <p>A better quality of life:</p> <p>We want people to experience a better quality of life, where leisure and cultural activities that enhance lifelong learning, and access to good health and healthy living opportunities are available to everyone.</p> <p>A joint effort:</p> <p>We believe the best way to achieve all this is through a joint effort working in partnership with local people and organisations.</p>	<p>Spatial Objective 1:</p> <p>To create a District where development minimises the impact on the environment and helps to mitigate and adapt to the adverse effects of climate change.</p> <p>Spatial Objective 5:</p> <p>To focus residential, employment, community and town centre facilities into high quality developments within the most sustainable locations whilst protecting the quality and character of the existing built and natural environments.</p> <p>Spatial Objective 11:</p> <p>To protect the quality and character of the countryside, its landscape and villages from inappropriate development whilst still allowing identified development needs arising in these areas to be met.</p> <p>Spatial Objective 13:</p> <p>To protect and improve the quality and diversity of the natural environment.</p>

Table 9.1

9.1 Lichfield District has a variety of landscapes within a relatively small area. This is because of significant variations in geology, the presence of two significant river valleys and remnants of historic landscapes, including extensive forest and heathland. Today's landscape contains valuable habitats, some of which have national recognition, but there is also a wide spread of habitat types across the District and many sites of local importance.

9.2 The term 'natural assets' in relation to the Core Strategy is used to consider the natural landscape of the District, including the habitats and species that live within it. It largely relates to the characteristics of the countryside, but our towns and villages also contain significant natural environments. The landscape and countryside is also the setting for the District's settlements. Historically the relationship between countryside and town/village was much stronger than it is today. Therefore, whilst it is to an extent artificial to separate our natural environment from the built environment, it is useful for the purposes of considering the development of policies for the future.

9.3 This section therefore considers whether there is a need for policies to protect and enhance the 'natural assets' of the District, whether they are in rural or urban areas.

What the evidence tells us:

9.4 The District contains a range of landscape character types and a wealth of habitats, some of which have suffered significant losses or degradation, or are threatened by further loss. Cannock Chase Area of Outstanding Natural Beauty (AONB) is the only statutory landscape designation that applies within the District. Although only a relatively small part of the 'Chase' lies within the District, its presence in the sub-region is of wide significance. It is of significance for the Core Strategy because the AONB provides a natural recreational resource and tourist attraction. However, the need to conserve its qualities by managing visitors has implications for the scale and distribution of growth. It also gives rise to the need to consider whether new natural attractions are needed to divert visitor pressure to other areas.

9.5 There is an integral relationship between landscape types and the types of habitats they contain. All of the District's landscape is affected by change arising from such things as development, mineral working or agricultural practices. Landscape change is constant and much of today's countryside includes remnants of historic landscapes, such as the former Forest of Needwood, and areas of heathland. Such remnants are key parts of the District's assets that need protection and, in some areas, regeneration through habitat creation and more sustainable management.

9.6 The [Regional Spatial Strategy](#) policy has identified a significant part of the District as part of a Biodiversity Enhancement Area that stretches from Cannock Chase to Sutton Park. This area is given priority at the Regional level because the lowland heathland contained in the area is a small remnant of its former extent, and one that is continuing to be reduced. Restoration, re-creation and linking of heathland sites is a major objective that needs to be encompassed within the Core Strategy.

9.7 As well as the Area of Outstanding Natural Beauty there are a number of national and regional initiatives affecting parts of the District that aim to achieve enhancements to existing landscapes and create valuable new habitats that can play a part in increasing biodiversity value within the District. In particular these include the National Forest, the Forest of Mercia and the Central Rivers Initiative, all of which are long term projects that will achieve landscape change.

9.8 The District is closely influenced by two Special Areas of Conservation (SAC): the River Mease and part of the Cannock Chase AONB, which give protection for rare and threatened habitats, plants and animals. Further work will be undertaken to assess the impact of the preferred spatial strategy on these areas.

9.9 Sites of Special Scientific Interest (SSSI) provide national protection for habitats and species for areas where it is justified in relation to their value. The largest area of Sites of Special Scientific Interest (SSSI) in the District is to the west of Burntwood and is mainly heathland habitat. Natural England is currently considering consolidating these SSSI's into a single extended area, to include Chasewater. Stowe Pool and the River Mease are also designated as SSSI for their water environment and rare species. There are however many other Sites of Biological Importance (SBI) across the District of various habitat types, including ancient woodlands, that require on-going protection and management.

9.10 The District Council has obligations under several areas of legislation that cover the protection of species and habitats and there is national guidance that needs to be followed by planning authorities in order to achieve this. The Planning Policy Statement, '[Planning and Climate Change](#)' (Dec 2007) that forms a supplement to PPS1, requires that "all planning authorities should prepare, and manage the delivery of, spatial strategies that... conserve and enhance biodiversity, recognising that the distribution of habitats and species will be affected by climate change".

9.11 The District Council has already adopted a [Biodiversity Strategy](#) that identifies the habitats within the [Staffordshire Biodiversity Action Plan](#) that are important to the District, the types of action required and targets to contribute to those for Staffordshire. In addition the Council has prepared a [Supplementary Planning Document on Biodiversity and Landscape](#). It is envisaged that this will be updated following the preparation of the Core Strategy.

What you told us:

9.12 Our evidence gathering suggests that the District's residents value the natural environment in both urban and rural areas and identify the quality of the District's environment as an important contributor to the quality of life that residents enjoy. They therefore see the protection and enhancement of the environment as a key issue. This is often viewed as an issue in its own right, but also a factor used to argue against growth that would impact upon the quality and extent of the countryside.

9.13 Responses on the Core Strategy at the Issues and Options stage identified public concern with the protection of natural resources and a number of suggestions were made that additional protection should be given to various local environmental 'assets', from major landscape features such as Hopwas and Hints Hills, to more local features, such as the Shenstone Lammas land, or the suggestion that the countryside in general should be protected.

9.14 Consultation responses from those agencies with a particular interest in the natural environment identified a number of particular issues that should be addressed within the Core Strategy. These included:

- That any additional area protection must be derived from a robust evidence base. With regard to the District's rural landscapes, the preferred approach is to use the County Landscape Character Assessment and Historic Landscape Characterisation as the basis for a criteria-based policy framework for protecting, enhancing and managing the landscape. (response by English Heritage)
- That strategic consideration should be given to identification of areas of the District, within and possibly outside the Biodiversity Enhancement Area, which should be a focus for habitat protection, enhancement and expansion. Emphasis should be on locations where there is potential to enhance and create habitat networks and where existing habitats can be expanded. (response by Staffordshire County Council)
- There is a need for the Core Strategy to consider where there are opportunities for the enhancement of the natural environment and seek their delivery through appropriate policies. (response by Natural England)

- Not all irreplaceable semi-natural habitats, such as ancient woodland, are covered by protective statutory designations and these should therefore be given adequate protection under the LDF process. It is important to protect all priority habitats under the UK BAP targets, as set out for example in the new Habitat Action Plan for Native Woodland, and not just the designated sites. (response by Woodland Trust)
- The Council should be examining appropriate habitat creation and restoration targets from local, regional and national BAPs and presenting options for delivering these. (response by RSPB)

Preferred Policy Direction:

Natural Assets: To actively promote restoration, re-creation and enhancement of biological diversity and to seek opportunities to link fragmented habitats, buffer vulnerable habitats and landscapes and integrate biodiversity within communities. This will be achieved by positive action to create new habitats, including through the opportunities provided within the Area of Outstanding Natural Beauty, the National Forest, the Forest of Mercia and the Central Rivers Initiative and by promoting sustainable management of natural assets.

To create an enhanced relationship between countryside and settlements by seeking to create linkages and corridors that provide for better movement of people, and fauna and flora between the two. Policies will therefore promote urban and rural proposals to create and link green infrastructure, including the creation of green corridors.

To seek opportunities for the creation of habitats that allow for the mitigation of the effects of climate change on species, including enhancing the opportunities for species to migrate.

Key features of the Core Strategy that relate to the District's natural resources should also include:

1. Protection of Sites of Special Scientific Interest and other designated sites from damage through development or poor management.
2. Protection and enhancement of important habitats, species and landscapes, preventing further habitat losses where possible and re-creating links between habitats.
3. Managing our nationally important lowland heathland in a sustainable way.
4. Making biodiversity more accessible to all, by creating new and managing existing spaces to promote nature conservation. This will include initiating the designation of local nature reserves.
5. Contributing to the management and protection of Cannock Chase Area of Outstanding Natural Beauty through development control decisions and the preparation of a Supplementary Planning Document.

6. Ensuring that where development takes place it will protect existing designated sites from the impacts of development and preventing development where the impacts on species or habitats cannot be satisfactorily mitigated.
7. Preparing a Supplementary Planning Document on Biodiversity and Landscape that identifies a large scale habitat network as a focus for the protection and enhancement of wildlife and priorities for habitats and landscapes within the District, including regeneration and management.

Reasons for Preferred Policy Directions:

9.15 A variety of policy responses are necessary to retain and enhance the wide range of landscapes and habitats that exist within the District. Part of the approach needs to be a spatial strategy that avoids the loss of important habitats, but there is also a need to continue to take positive action on habitat creation, a key part of which will be by supporting existing initiatives.

Alternative Options:

9.16 There are statutory responsibilities for the protection of some landscapes and habitats and an alternative approach could be one that seeks to do the minimum required by legislation. This is not considered to be appropriate because such an approach would not lead to an enhanced biodiversity resource for residents of the District and risks a continued overall loss of habitats and species. There is a need for the Core Strategy to take a more pro-active approach.

Question 33

Do you agree with the preferred policy direction for natural assets?

Question 34

Are there any further alternative options that should be considered?

10 Monitoring

10.1 The Core Strategy must have within it clear mechanisms for monitoring the strategy. Without such mechanisms there would be no way of telling whether the planning policies were delivering on the outlined objectives.

10.2 The planning system places great importance on the process of monitoring and continual review. By assessing how well the policies and proposals in the Local Development Framework are being delivered against clear targets, decisions can be made as to whether policies, proposals or documents need to be amended or replaced. A key component in this process is the requirement for the District Council to produce an Annual Monitoring Report (AMR) in which the effectiveness of the policies will be assessed.

10.3 The District Council is required to submit various monitoring returns to Central Government and at a regional level for the monitoring of the Regional Spatial Strategy. The approach to be taken to the monitoring of the District Council's Local Development Framework is to seek to integrate indicators at the local level with the regional and national requirements to reduce the burden in terms of the collection and collation of information.

10.4 **Contextual Indicators** measure changes in the wider social, environmental and economic background against which policies operate. The Local Development Framework has no direct control over these but, over time, they will reflect the impact of LDF policies alongside the impact of other strategies such as the [Sustainable Community Strategy](#).

10.5 **National Core Output Indicators** are defined by the Government covering a number of national planning policies and sustainability objectives and must be collected, in order to provide a comprehensive and consistent regional and national dataset.

10.6 **Local Output Indicators** are additional indicators, identified locally by the District Council, as being relevant to the assessment of whether an objective or policy is meeting its target and relate to matters that are important locally.

10.7 **Significant Effects Indicators** measure the significant social, environmental and economic effects of the Local Development Framework policies on sustainability and are linked to the [Sustainability Appraisal/Strategic Environmental Assessment](#) of the LDF.

10.8 The Core Strategy: Policy Directions documents includes a draft Appendix A .Monitoring Framework. (Appendix A) that sets out outcomes and indicators together with details of implementation and delivery targets and lead agencies. A key test of the 'soundness' of local development documents is that the document is 'deliverable'. The monitoring framework provides an important illustration, demonstrating how the vision, objectives and strategy for the area will be delivered, by whom and over what timescale.

Appendix A Monitoring Framework

Strategic Objective		Indicator		Outcome
No.	Definition	No.	Definition	
1	To create a District where development minimises the impact on the environment and helps to mitigate and adapt to the adverse effects of climate change.	H6	Building for life assessment	Achieve developments which meet the standards of Commission of Architecture and the Built Environment (CABE) Building For Life scheme, and consider methods to reduce the environmental impact of developments.
		E3	Renewable energy generation	Identifies the type and scale of renewable energy schemes. Reduce dependence on non-renewable energy.
2	To reduce the need for people to travel, whilst increasing the opportunities for travel by sustainable forms of transport, through securing improvement to public transport infrastructure and by facilities to promote walking and cycling.	H6	Building for life assessment	Achieve developments which meet the standards of Commission of Architecture and the Built Environment (CABE) Building For Life scheme, and consider methods to reduce the environmental impact of developments.
		LI 5.2	Percentage of rural households within a 13 minute walk (800m) of an hourly bus service to a major centre	Rural households with access to a bus service to major centres and facilities. Identifies areas which may be in need of new/improved facilities.
		LI 5.3	Percentage of population within 350m of a bus stop with a minimum service provision of 30 minutes	Identifies areas where access to bus services may be limited and could be improved.
		LI 5.5	Accession Analysis	Assess new housing developments accessibility to key services and facilities. Identifies areas where accessibility could be improved.
		LI 1.2 & LI 1.3	Town centre completions & location of completed developments	Develop sustainable, vibrant town centres to drive economic growth and support the local community and reduce the need to travel.
3	To carry out 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.	LI 3.11	Environmental improvement schemes completed	To identify schemes that have been delivered to improve specific environments within the District.
4	To meet the overall development requirements for the District, consistent with the Regional Spatial Strategy.	H1	Plan period housing targets	Number of new housing to be found to meet the Regional Spatial Strategy (RSS).

Strategic Objective		Indicator		Outcome
No.	Definition	No.	Definition	
		H2	Net additional dwellings	Achieving the housing targets to meet the RSS. Shows the number of new dwellings completed over one year periods.
		H4	Net Additional Pitches (Gypsy & Traveller)	Identify whether Gypsy and Traveller requirements are being met, in line with the RSS and policy.
5	To focus residential, employment, community and town centre facilities into high quality developments within the most sustainable locations whilst protecting the quality and character of the existing built and natural environments.	H6	Building for life assessment	Achieve developments which meet the standards of Commission of Architecture and the Built Environment (CABE) Building For Life scheme, and consider methods to reduce the environmental impact of developments.
		LI 1.1	Employment land supply	To meet the RSS employment targets, and ensure sustainable locations are being used.
		LI 1.2 & LI 1.3	Town centre completions & location of completed developments	Develop sustainable, vibrant town centres to drive economic growth, and support the local community and reduce the need to travel.
		LI 3.3	To protect locally important sites such as local wildlife sites, local geological sites and biodiversity alert sites from loss of area	To ensure the District's natural assets and protected species are protected.
		LI 3.4	To continue to contribute to the Staffordshire Biodiversity Action Plan and protecting European and nationally protected species	
		LI 3.12	Tree preservation	Appropriate landscaping of new development which compliments and enhances the development and local environment.
		LI 4.1	Conservation area improvement schemes	To protect and enhance the Districts historic character, and built environment.
		LI 4.2	Conservation Area Appraisals	
		LI 5.5	Accession Analysis	Assess new housing developments accessibility to key services and facilities. Identifies areas where accessibility could be improved.
		LI 5.7	Percentage of residents satisfied with parks and open space	Provide accessible public open space which meet standards for open space. Improve the quality of outdoor facilities available to residents.

Strategic Objective		Indicator		Outcome
No.	Definition	No.	Definition	
		LI 5.8	Percentage of residents satisfied with sports and leisure facilities	Provide quality indoor and outdoor facilities and identify areas where improvements could be made.
6	To provide new housing that is affordable, well designed and meets the identified needs of the residents of Lichfield District.	H5	Affordable Housing (Gross)	Deliver an appropriate number of affordable housing to meet identified local needs.
		LI 2.4	Developed and committed affordable housing - by sub area	
		H6	Building for life assessment	Achieve developments which meet the standards of Commission of Architecture and the Built Environment (CABE) Building For Life scheme, and consider methods to reduce the environmental impact of developments.
		LI 2.5	Affordability index - price:income ratio	Ratio highlighting how affordable an area is to live in.
		LI 2.6	Number of home adaptations completed	To identify if the number of home adaptations completed satisfies the demand, and ensure occupants live in a home which meets their needs.
		LI 2.7	Dwellings built on exception sites	Development to meet the specific needs of rural communities.
7	To ensure that new housing developments contribute to the creation of balanced and sustainable communities.	H3	New and converted dwellings - on previously developed land	To reduce development on greenfield sites and regenerate areas where development previously existed.
		H5	Affordable Housing (Gross)	Deliver an appropriate number of affordable housing to meet identified local needs.
		H6	Building for life assessment	Achieve developments which meet the standards of Commission of Architecture and the Built Environment (CABE) Building For Life scheme, and consider methods to reduce the environmental impact of developments.
		LI 2.1	Density of completions	Achieve developments of appropriate densities.
		LI 2.2	Dwellings mix	To provide a mixture of housing types, size and tenures to meet identified local housing needs.
		LI 5.5	Accession Analysis	Assess new housing developments accessibility to key services and facilities. Identifies areas where accessibility could be improved.
		LI 5.6	Accessibility of green space	To ensure easy access to green spaces and identify areas where improvement may be needed.

Strategic Objective		Indicator		Outcome
No.	Definition	No.	Definition	
8	To ensure that employment opportunities are created within the District which contribute to meeting the identified needs of local people.	BD1	Total amount of additional employment floorspace	Deliver the RSS employment target. Locate development at sustainable locations to reduce the need to travel, whilst increasing opportunities for sustainable travel.
		BD2	Total amount of floorspace built on previously developed land	
		BD3	Employment land available - by type	Maintain a rolling reservoir of available employment land in line with RSS target.
		BD4	Total amount of floorspace for town centre uses - by type	Develop sustainable, vibrant town centres to drive economic growth and support the local community and reduce the need to travel.
		LI 1.1	Employment land supply	To meet the RSS employment targets, and ensure sustainable locations are being used.
		LI 1.2 & LI 1.3	Town centre completions & location of completed developments	Develop sustainable, vibrant town centres to drive economic growth, and support the local community and reduce the need to travel.
9	To improve the quality of outdoor and indoor leisure facilities available to residents, by working towards meeting recognised standards for the quantity, quality and accessibility of provision.	LI 5.6	Accessibility of green space	To ensure easy access to green spaces and identify areas where improvement may be needed.
		LI 5.7	Percentage of residents satisfied with parks and open space	Provide accessible public open space which meet standards for open space. Improve the quality of outdoor facilities available to residents.
		LI 5.8	Percentage of residents satisfied with sports and leisure facilities	Provide quality indoor and outdoor facilities and identify areas where improvements could be made.
		LI 5.9	Retention rates of retail and leisure expenditure	Provide better opportunities for shopping and leisure within settlements. Enlarged town centres at Lichfield and Burntwood will improve retention rates
10	To improve our town centres to provide better local opportunities for shopping, leisure, culture and improved accessibility, by providing a wider range of facilities within Lichfield City and through creation of an enlarged town centre at Burntwood that is of a scale to meet its local needs.	BD4	Total amount of floorspace for town centre uses - by type	Develop sustainable, vibrant town centres to drive economic growth and support the local community and reduce the need to travel.
		LI 1.2 & LI 1.3	Town centre completions & location of completed developments	
		LI 5.9	Retention rates of retail and leisure expenditure	Provide better opportunities for shopping and leisure within settlements. Enlarged town centres at Lichfield and Burntwood will improve retention rates.
		LI 5.10	Town Centre Health Check	

Strategic Objective		Indicator		Outcome
No.	Definition	No.	Definition	
11	To protect the quality and character of the countryside, its landscape and villages from inappropriate development whilst still allowing identified development needs arising in these areas to be met.	E1	Number of planning permissions granted contrary to Environment Agency advice on flooding and water quality grounds	To reduce the impact of development on potential for flooding.
		LI 3.12	Tree preservation	Appropriate landscaping of new development which compliments and enhances the development and local environment.
		LI 4.1	Conservation area improvement schemes	To protect and enhance the Districts historic character and built environment.
		LI 4.2	Conservation Area Appraisals	
12	To develop and maintain more sustainable rural communities through improvements to public transport facilities and access to an improved range of services.	LI 5.2	Percentage of rural households within a 13 minute walk (800m) of an hourly bus service to a major centre	Rural households with access to a bus service to major centres and facilities. Identifies areas which may be in need of new/improved facilities.
		LI 5.5	Accession Analysis	Assess new housing developments accessibility to key services and facilities. Identifies areas where accessibility could be improved.
		LI 1.1	Employment land supply	To meet the RSS employment targets and ensure sustainable locations are being used.
13	To protect and improve the quality and diversity of the natural environment.	E2	Changes in areas of biodiversity importance	Ensure the protection and preservation of areas of biodiversity importance.
		LI 3.1	Water Quality	Ensure natural assets within the District are preserved / improved to support various environmental initiatives and partnerships.
		LI 3.2	To improve the condition of nationally important sites such as SSSI's and SAC's	
		LI 3.3	To protect locally important sites such as local wildlife sites, local geological sites and biodiversity alert sites from loss of area	
		LI 3.4	To continue to contribute to the Staffordshire Biodiversity Action Plan and protecting European and nationally protected species	
LI 3.5	Implementation of Lichfield Districts Biodiversity Strategy			

Strategic Objective		Indicator		Outcome	
No.	Definition	No.	Definition		
		LI 3.6	To protect and enhance the Cannock Chase AONB		
		LI 3.7	To contribute to the implementation of the National Forest Strategy		
		LI 3.8	To contribute to the implementation of the Forest of Mercia Plan		
		LI 3.9	To contribute to the strategy for the Cannock Chase and Sutton Park biodiversity enhancement area		
		LI 3.10	To promote the Central Rivers Initiative		
		LI 3.11	Environmental improvement schemes completed		To identify schemes that have been delivered to improve specific environments within the District.
		LI 5.6	Accessibility of green space		To ensure easy access to green spaces and identify areas where improvement may be needed.
		LI 5.7	Percentage of residents satisfied with parks and open space		Provide accessible public open space which meet standards for open space. Improve the quality of outdoor facilities available to residents.
14	To protect and enhance the District's built environmental assets, its historic environment and local distinctiveness.	LI 3.11	Environmental improvement schemes completed	To identify schemes that have been delivered to improve specific environments within the District.	
		LI 4.1	Conservation area improvement schemes	To protect and enhance the District's historic character and built environment.	
		LI 4.2	Conservation Area Appraisals		
		LI 4.3	Buildings at risk	To reduce the number of buildings on the Buildings at Risk register.	
15	To increase the attraction of Lichfield District as a tourist destination through 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.	LI 3.6	To protect and enhance the Cannock Chase AONB	Ensure natural assets within the District are preserved / improved to support various environmental initiatives and partnerships.	
		LI 3.7	To contribute to the implementation of the National Forest Strategy		
		LI 3.8	To contribute to the implementation of the Forest of Mercia Plan		

Strategic Objective		Indicator		Outcome
No.	Definition	No.	Definition	
		LI 3.9	To contribute to the strategy for the Cannock Chase and Sutton Park biodiversity enhancement area	
		LI 5.9	Retention rates of retail and leisure expenditure	Provide better opportunities for shopping and leisure within settlements. Enlarged town centres at Lichfield and Burntwood will improve retention rates
		LI 4.4	Lichfield District Tourism	Increase the attraction of Lichfield District as a tourist destination. Shows the tourist numbers and average spends within the District.

Table A.1 Monitoring Framework

Question 35

Are you satisfied that these indicators will monitor effectively the progress towards meeting our strategic objectives?

Question 36

Are there any indicators that you think are missing?

Appendix B Glossary

Adoption		The final confirmation of a development plan or Local Development Document as having statutory status by a Local Planning Authority (LPA).
Affordable Housing		Affordable housing includes social rented and intermediate housing, provided to specified eligible households whose needs are not met by the market. Affordable housing should: <ul style="list-style-type: none"> • Meet the needs of eligible households including availability at a cost low enough for them to afford, determined with regard to local incomes and local house prices • Include provision for the home to remain at an affordable price for future eligible households or, if these restrictions are lifted, for the subsidy to be recycled for alternative affordable housing provision.
Annual Monitoring Report	(AMR)	A report submitted to Government by local planning authorities or regional planning bodies assessing Local Development Framework or Regional Spatial Strategy production progress and policy effectiveness.
Appropriate Assessment		An assessment of the potential effects of a proposed plan, in combination with other plans and projects, on one or more European sites, including Special Areas of Conservation (SACs).
Area of Outstanding Natural Beauty	(AONB)	A site with statutory National Landscape designation to provide special protection of the areas 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.
Biodiversity Action Plans	(BAPs)	A UK plan concerned with conserving, protecting and enhancing biological diversity.
Biodiversity Enhancement Area		An area that comprises important concentrations of biodiversity which are to be improved.
Brownfield Development or Sites		Site available for re-use which has been previously developed, and is either abandoned or underused. The definition covers the curtilage of the development. Planning Policy's Note 3 "Housing" has a detailed definition.
Bulky Goods		Goods of a large physical nature (for example DIY, furniture, carpets) that sometimes require large areas for storage or display.
Central Rivers Initiative		The partnership approach to managing the River Trent and River Tame in the region between Tamworth and Burton upon Trent.
Comparison Goods		Comparison goods can be described as goods that consumers buy at infrequent intervals and normally would compare prices before buying e.g. TV, Fridges, clothes etc.

Combined Heat and Power	(CHP)	The use of waste heat from power generation to provide heating for a building or a neighbourhood.
Community Infrastructure Levy	(CIL)	A new provision which empowers, but not requires, Local Authorities to charge on most types of new development based on the size and type of the development. The proceeds of the levy are to be spent on local and sub-regional infrastructure to support the community.
Conservation Area		Areas of special architectural or historic interest, the character, appearance or setting of which it is desirable to preserve or enhance.
Convenience Goods		Widely distributed and relatively inexpensive goods which are purchased frequently and with minimum of effort, such as petrol, newspapers, and most groceries.
Core Strategy		A Development Plan Document setting out the spatial vision and objectives and strategy of the planning framework for an area, having regard to the Community Strategy (see also DPDs).
Civic Spaces		An extension of the community or public institutions which form the spaces between buildings, such as market squares.
Development		Development is defined under the 1990 Town and Country Planning Act as "the carrying out of building, engineering, mining or other operation in, on, over or under land, or the making of any material change in the use of any building or other land."
Development Plan		A document setting out the Local Planning Authority's policies and proposals for the development and use of land and buildings in the authority's area. It includes Unitary, Structure, and Local Plans prepared under transitional arrangements, and new Regional Spatial Strategies and Development Plan Documents prepared under the Planning & Compulsory Purchase Act of 2004.
Development Plan Documents	(DPD's)	DPDs are Local Development Documents that have development plan status. Once adopted, development control decisions must be made in accordance with them unless material considerations indicate otherwise. The DPDs which local planning authorities must prepare, include the core strategy, site-specific allocations of land and, where needed, area action plans. There will also be a proposals map, which illustrates the spatial extent of policies that must be prepared and maintained to accompany all DPDs. All DPDs must be subject to rigorous procedures of community involvement, consultation and independent examination, and adopted after receipt of the inspector's binding report.
Diversification of Rural Employment		The establishment of new enterprises in rural locations often re-using rural buildings and land that is no longer used for agriculture.
Ecological footprint		A measure of human demand on the Earth's ecosystems and natural resources.

Evidence Base		The information and data gathered by local authorities to justify the “soundness” of the policy approach set out in Local Development Documents, including physical, economic, and social characteristics of an area.
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 units within a specific area.
Grant Aid		Money coming in from central government for a specific project.
Green Belt (not to be confused with the term ‘ greenfield ’)		<p>A designation for land around certain cities and large built-up areas, which aims to keep this land 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:</p> <ul style="list-style-type: none"> • 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 never been built on before or where the remains of any structure or activity have blended into the landscape over time.
Historic Environment Character Area	(HECA)	An area of defined character in the landscape, such as medieval field patterns.
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.
Homeworking		Relates to the growing practice of working from home, especially when related to the use of ICT.
Housing mix		The aim to achieve a balanced housing market by mixing house types, sizes and tenures.

Information Technology and Communication	(ITC)	Communication devices and the services contained within them, such as computers, mobile phones and satellite systems.
Infrastructure		The basic structures and facilities needed for the operation of a society or organisation. This can be applied to the physical, green and social aspects of a community.
Infrastructure Delivery Plan	(IDP)	A plan to implement the necessary social, physical and green infrastructure, required to create sustainable communities in line with the Core Strategy.
Intermediate Affordable Housing		Housing at prices and rents above those of social rent, but below market price or rents, and which meet the criteria set out above. These can include shared equity products (eg HomeBuy), other low cost homes for sale and intermediate rent.
Issues, Options & Preferred Options		The “pre-submission” consultation stages on DPDs with the objective of gaining public consensus over proposals ahead of submission to Government for independent examination.
Key Rural Settlements		Alrewas, Armitage with Handsacre, Fazeley, Little Aston, Shenstone, Whittington. (Fradley - additional proposed).
Local Centre		Includes a range of small shops and perhaps limited services of a local nature, serving a small catchment. Sometimes also referred to as a local neighbourhood centre.
Local Development Documents	(LDD's)	These include Development Plan Documents, which will form part of the statutory development plan, and Supplementary Planning Documents, which do not form part of the statutory development plan. LDDs collectively deliver the spatial planning strategy for the local planning authority's area, and they may be prepared jointly between local planning authorities.
Local Development Framework	(LDF)	The Local Development Framework is a non-statutory term used to describe a folder of documents, which includes all the Local Planning Authority's local development documents (comprised of development plan documents, which will form part of the statutory development plan, and supplementary planning documents). The Local Development Framework will also comprise the Statement of Community Involvement, the Local Development Scheme and the Annual Monitoring Report.
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 Transport Plan	(LTP)	A five-year integrated transport strategy, prepared by local authorities in partnership with the community, seeking funding to help provide local transport projects. The plan sets out the resources predicted for delivery of the targets identified in the strategy. Local Transport Plans should be consistent with the policies and priorities set out in the Regional Transport Strategy as an integral part of the RSS.

Mixed use (or mixed use development)		Provision of a mix of complementary uses, such as residential, community and leisure uses, on a site or within a particular area.
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.
Nature Reserves		A protected area of wildlife or other geological interest. Can also be used to provide opportunity for special areas of research.
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.
Pitch (Gypsy and Traveller Sites)		A designated place for a family of Gypsies or Travellers to live. We have assumed a 1.7 caravan to pitch ratio.
Phasing		Distinct stages of development implemented in a sequential manner appropriate to demand.
Regeneration		The economic, social and environmental renewal and improvement of rural and urban areas.
Regional Planning Body / Regional Assembly	(RPB)	Each of the English regions outside of London has a Regional Chamber that the regions generally call "Regional Assemblies" (not to be confused with the term "Elected Regional Assemblies"). They are responsible for developing and co-ordinating a strategic vision for improving the quality of life in a region. The Assembly is responsible for setting priorities and preparing certain regional strategies, including Regional Spatial Strategies. For example, in the West Midlands the RPB is the West Midlands Regional Assembly.
Regional Spatial Strategy	(RSS)	A strategy for how a region should look in 15 to 20 years time and possibly longer. It identifies the scale and distribution of new housing in the region, indicates areas for regeneration, expansion or sub-regional planning and specifies priorities for the environment, transport, infrastructure, economic development, agriculture, minerals and waste treatment and disposal. The West Midlands Regional Planning Guidance (RPG 11), approved June 2004, is now considered RSS and forms part of the development plan. The RPB has commenced a partial review of the RSS.
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.
Rural Regeneration		Is one of six Regeneration zones designated by Advantage West Midlands in which the majority of funding will be concentrated over the next ten years. It covers rural areas in Herefordshire, Shropshire and Worcestershire and has a population of some 283,000.
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 (as opposed to an SSSI) used to protect locally valued sites of biodiversity.
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).
Social Rented Housing		Rented housing owned and managed by local authorities and registered social landlords, for which guideline target rents are determined through the national rent regime. The proposals set out in the Three Year Review of Rent Restructuring (July 2004) were implemented as policy in April 2006. It may also include rented housing owned or managed by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or with the Housing Corporation as a condition of grant.
Soundness		A term referring to the justification of a Development Plan Document. A DPD is considered "sound" and based upon good evidence unless it can be shown to be unsound.
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. That will include 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.
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.
Staffordshire Strategic Partnership	(SSP)	A framework for all agencies, sectors and partners to work collectively to promote the economic, social and environmental well being of the County.

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 Core Strategy and subsequent allocations of land.
Strategic Housing Market Assessment		An assessment of the estimated demand for market housing and need for affordable housing in a defined geographical area, in terms of distribution, house types and sizes and the specific requirements of particular groups and which considers future demographic trends.
Supplementary Planning Document	(SPD)	An SPD is a Local Development Document that may cover a range of issues, thematic or site specific, and provides further detail of policies and proposals in a 'parent' DPD.
Sustainable Communities		Central Government has referred to sustainable communities as 'places where people want to live and work, now and in the future'. Creating communities that are more sustainable will generally mean seeking to provide a range of homes, jobs and facilities that enables people to meet more of their needs locally without the need to make long journeys by private transport.
Sustainable Community Strategy		A strategy prepared by a community to help deliver local aspirations, under the Local Government Act 2000.
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 / Sustainable 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 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.
Traffic 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.

Urban open space	Parks, play areas, sports fields, commons, allotments, green corridors alongside rivers/canals/railways and other open areas vital to the cultural, aesthetic and historic heritage of urban life.
Viability	In terms of retailing, a centre that is capable of success or continuing effectiveness.
Vibrancy	An area or street which is alive with activity.
Vitality	In terms of retailing, the capacity of a centre to grow or develop.
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.