

Lichfield District Council

# Sustainability Appraisal of the Lichfield Local Plan: Strategy

## Post-Adoption Statement

February 2015



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# Quality Management

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<b>Prepared by:</b>	Hilary Livesey
<b>Authorised by:</b>	Steve Owen
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**URSUS CONSULTING LTD**  
www.ursusconsulting.co.uk

15 St Marks Road  
Leamington Spa  
CV32 6DL  
Tel. 07720 416 356

57 Balfour Road  
London  
N5 2HD  
Tel. 07989 554 504



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# **1 OVERVIEW**

## **1.1 THE LICHFIELD LOCAL PLAN: STRATEGY**

The Lichfield Local Plan: Strategy provides the planning policy framework by which Lichfield District Council (LDC) will plan, monitor and manage future growth and change in Lichfield District up to 2029. It establishes a long-term strategy to manage the development of housing and employment land, provide services, deliver infrastructure and create sustainable communities. The Local Plan as a whole comprises a Strategy and a Land Allocations document, with a number of supporting documents which, together, will provide the framework for managing development, addressing key planning issues and guiding investment across the District.

In total, LDC have previously produced seven key consultation documents in the process of developing the Local Plan: Strategy, which have shaped the emerging Plan and the final adopted Plan:

- An 'Issues' document, 2007;
- An 'Issues and Options' document, 2007;
- 'Preferred Options', 2008;
- 'Policy Directions', 2009;
- 'Shaping Our District, 2010;
- 'Lichfield District Local Plan: Strategy Proposed Submission, 2012; and
- Lichfield District Local Plan: Strategy (EiP Track Changes), 2013.

LDC proposes to adopt the Local Plan: Strategy in February 2015.

## **1.2 THE SUSTAINABILITY APPRAISAL**

Under the Planning and Compulsory Purchase Act 2004, LDC is required to undertake a Sustainability Appraisal (SA) of Local Development Documents (LDD) including those prepared for land use planning. The SA must also satisfy the requirements for a Strategic Environmental Assessment (SEA) arising from LDC's obligations under the European Directive on SEA and the implementing Regulations in England and Wales.

The overall purpose of the SA is to evaluate the likely implications for sustainable development in Lichfield District of the Local Plan: Strategy and reasonable alternatives to it. The Plan and its alternatives were appraised to determine the potential to give rise to significant effects, in order to enable the identification of a preferred option in the light of knowledge of the potential impacts of the Plan on relevant sustainable development objectives. The aim is to inform the plan-making process to enable the Plan to take account of the ways in which development might affect the economy, environment and communities of Lichfield District.

The findings and recommendations reached through the SA at various stages in the development of the Plan were set out in a series of Sustainability Appraisal Reports, as follows:

- Interim Core Strategy SA, 2008;
- A 'Shaping Our District' SA, 2010;
- Interim SA Addendum, 2011;
- 'SA: Proposed Submission Local Plan Strategy', July 2012;
- 'SA: Proposed Submission Local Plan Strategy' (Updated), November 2012;
- 'SA: Submission Local Plan Strategy (including EiP Modifications), February 2014.

LDC took the findings and recommendations of the SA at each stage into account in preparing the Local Plan: Strategy and before its adoption.

### **1.3 THE POST ADOPTION STATEMENT**

This Post Adoption Statement shows how the findings of the SA were taken into account by LDC and what changes were made to the Local Plan: Strategy as a result. In line with government guidance, it also provides information on how monitoring will be carried out during implementation of the Plan.

## **2 HOW THE SUSTAINABILITY APPRAISAL HAS INFLUENCED THE LOCAL PLAN: STRATEGY**

### **2.1 INTRODUCTION**

The SA must be an integral part of producing the plan or strategy being appraised. The sections below describe in detail the process by which the SA has influenced the development of the Local Plan: Strategy. They describe where the SA has had a specific influence on the Plan and how the recommendations of the SA were taken into account in its development.

### **2.2 THE INFLUENCE OF THE SA**

The SA process has identified relevant sustainability objectives for the District and provided an objective assessment throughout the preparation of the Local Plan: Strategy. It has identified data gaps early in the process and the need for further evidence to inform the assessment of directions of growth and spatial strategies arising from these prior to the identification of a preferred option.

The SA has informed the selection of preferred options through an objective appraisal of a range of options and alternatives against the framework of sustainability objectives for the District. The types of options considered and appraised fall into the following categories:

- Alternatives to the Spatial Strategy
- Alternative locations for development
- Scenarios for housing growth
- Scenarios for employment growth
- “Do nothing” options

Through the appraisal of options, the SA has provided information about the sustainability of the options that were being considered and enabled the selection of the preferred options in the light of that information.

At the ‘Issues and Options’ stage (2007), the SA appraised options for the Spatial Strategy:

- Town-focused development
- Town and key rural village focused development
- Dispersed development
- New settlement development

The SA demonstrated that the first of these options scored better in sustainability terms than the others. The preferred option selected was a mixture of the first two and in addition allowed for a small level of local needs housing within smaller villages.

Two versions of a ‘do nothing’ option were also appraised at this stage:

- Only allow replacement dwellings and conversions
- Maintain existing densities and greenfield allocations and allow windfall development

The SA also appraised possible directions of growth, i.e. potential development in specific locations:

- North Lichfield
- East Lichfield Streethay
- West Lichfield
- South Lichfield
- South-East Burntwood (Hammerwich)
- South Burntwood
- North Burntwood
- West Tamworth, around Fazeley
- North Tamworth
- East Rugeley
- Fradley
- Curborough new settlement

South of Lichfield City and East around Streethay were identified as the preferred directions for growth, with a lower level around Burntwood, with Fradley as a key rural settlement for further housing development and with East Rugeley and North Tamworth to meet cross-boundary needs.

At the 'Shaping Our District' stage (2010), another three main alternative spatial strategies were appraised as result of representations received:

- Fradley West
- Combined sites, many in rural areas

At this stage, the levels of growth around Lichfield City and Burntwood were reduced in response to public objection to the potential release of green belt land. The 'Shaping Our District' stage resulted in the pursuance of further urban capacity sites in both settlements.

In July 2012, The SA of the Proposed Submission Local Plan: Strategy included SA of a new village option to the North East of Lichfield City.

Then in November 2012, the SA was updated to include additional information available about the North East of Lichfield new village site, and another new option:

- Brookhay Villages and Twin Rivers Park

The SA found that none of these four options would be as sustainable as the Council's preferred Spatial Strategy.

The November 2012 SA also appraised a number of scenarios for different levels of housing growth and employment land growth. The preferred option was for 8700 dwellings to be delivered between 2008 and 2028.

Following the Inspector's Interim Findings in 2013, a number of options were developed for meeting his recommendation for providing 1330 additional dwellings above the amount

proposed in the Local Plan: Strategy . This took account of the additional year which needed to be added to meet the preferred National Planning Policy Framework timeframe of a 15 year plan, so the Local Plan: Strategy would now run from 2008 to 2029. In order to accommodate the additional housing growth, a number of key strategic sites/locations were assessed against the SA appraisal framework. These were sites that had been submitted to the Council through the Local Plan process but which originally had not been progressed as part of the submitted Local Plan: Strategy. The results of the SA of these sites showed that two sites to the south of Lichfield scored far better than any others. These two sites were selected as the preferred option, as well as amending the Fradley SDA to replace the proposed majority of employment uses with further residential development.

As an additional outcome of options appraisal by the SA, recommendations were made for amendments to the Local Plan: Strategy in order to mitigate potential adverse effects. In response to these recommendations, the following changes were made to the Plan:

- Policy NR7 now requires significant development to consider undertaking an Appropriate Assessment to determine whether impacts on Cannock Chase SAC will be significant, unless falling within a 15km radius of the boundary of the SAC where development will be deemed to have an adverse impact and thus satisfactory avoidance and/or mitigation measures will be secured. The modified policy also identifies that ongoing work by relevant partner authorities will develop a Mitigation and Implementation Strategy for the SAC which may include financial contributions. The condition of the SAC and the effectiveness of mitigation will be monitored throughout the Plan period.
- A site-specific flood risk assessment has been submitted in relation to the South Lichfield Strategic Development Allocation.
- The Annual Monitoring Report monitors the amount of housing and employment development delivered in the District, and these issues are also considered in the light of travel to work patterns, any capacity issues on transport networks and the delivery of transport infrastructure improvements.
- The removal of phasing was a main modification to the Plan and was accounted for in the SA of Plan policies. This enabled the Plan to significantly boost housing supply in the short term.



### **3 MEASURES AGREED CONCERNING MONITORING ARRANGEMENTS**

#### **3.1 SUSTAINABILITY APPRAISAL RECOMMENDATIONS**

The SA Report made recommendations for monitoring the effects of implementing the Local Plan: Strategy, in terms of indicators to be monitored. The purpose of the monitoring is to address both likely significant impacts and unforeseen effects of implementation of the Local Plan: Strategy to enable LDC to respond if necessary and to take appropriate remedial action.

Monitoring recommendations were set out in Section 20 of the SA: Submission Local Plan Strategy (including EiP Modifications) report of February 2014 and are reproduced in Table 3.1 below.

#### **3.2 RESPONSE OF LICHFIELD DISTRICT COUNCIL TO RECOMMENDATIONS**

LDC will produce an Annual Monitoring Report (AMR) to assess the implementation of the Plan and the extent to which the policies are being achieved. The Local Plan: Strategy includes a specific section on monitoring which sets out a framework by which LDC will meet its obligations on monitoring, detailing the indicators which will be monitored and reported on, the targets which are sought to be achieved, the source of the data and contingency actions should these be required.

The Local Plan: Strategy explicitly recognises the importance of monitoring to assess the effects of implementation. Table 3.1 lists the indicators which were recommended by the SA and shows which indicators will be included in the monitoring framework for the AMR that will enable LDC to understand the sustainability implications of the Local Plan: Strategy. Some SA recommendations have been incorporated in the monitoring framework. Some are proposed in a different format to that recommended by the SA, which will allow LDC to understand the impacts in a slightly different way than envisaged by the SA.

Some issues remain where the monitoring proposals will not enable LDC to monitor some sustainability effects. In particular, impacts on heritage assets are not strongly addressed in the monitoring framework, nor is the use of sustainable modes of transport, nor the potential for effects on air quality, flood risk, crime, health or community participation.

**Table 3.1 SA monitoring recommendations and how these will be reflected in the AMR**

Sustainability objective	Recommended monitoring indicator	Monitoring proposed in Local Plan: Strategy
A. To maintain and enhance landscape and townscape quality	Accessibility of green space by type Percentage of residents satisfied with parks and gardens Number of new tree preservation orders Number of prosecutions for tree damage Percentage of development on previously developed land Number of Conservation Area improvement schemes completed.	Improved accessibility to open spaces Improved quality of open spaces Net loss of any open or recreation space Net increase in open space, sports and recreational facilities within the District Projects completed to improve/create open spaces and recreational facilities Percentage of development completed on previously developed land Number of planning permissions refused for major developments on poor design grounds Number of developments meeting the BREEAM and Building for Life standards
B. To promote biodiversity and geodiversity through protection, enhancement and management of species and habitats	Changes in number and hectares of areas of biodiversity importance Condition of SSSIs Number of tree preservation orders deleted Monitoring procedures for SACs	Natural England information on protected sites Number of planning permissions granted within the Mease catchment with mitigation methods
C. To protect and enhance buildings, features and areas of archaeological, cultural and historic value and their settings	Number of Conservation Area improvement schemes completed Number of heritage assets at risk (listed buildings, Conservation Areas, Scheduled Monuments) Number of heritage assets lost Number of planning permissions refused for major developments on poor design grounds	Number of planning permissions refused for major developments on poor design grounds
D. To mitigate and adapt to the effects	CO <sub>2</sub> emissions per capita	Amount of energy efficiency savings on qualifying sites

<b>Sustainability objective</b>	<b>Recommended monitoring indicator</b>	<b>Monitoring proposed in Local Plan: Strategy</b>
of climate change	MWh of renewable energy generation capacity installed Number of planning permissions granted for renewable energy schemes Tonnes of waste generated, by type Percentage of waste recycled	Amount of energy generated through biomass energy generation Amount of energy generated through wind energy
E. To encourage prudent use of natural resources.	Number of air quality monitoring sites exceeding standards Length of rivers of poor ecological or chemical quality. Percentage of recycled/secondary aggregates used in new developments. Percentage of waste recovered. Number of planning permissions granted for renewable energy schemes	Number of planning permissions granted contrary to advice given by the EA on water quality grounds Amount of energy generated through biomass energy generation Amount of energy generated through wind energy
F. To reduce flood risk	Number of properties at risk of flooding or flooded Percentage of developments with SUDS implemented Number of applications approved contrary to Environment Agency advice	No relevant indicators proposed
G. To improve availability of sustainable transport options to jobs and services.	Modal share by trip purpose (work, shopping, leisure, education) Job ratio Net additional dwellings Employment by SIC code, total and change Assessment of transport network capacity constraints and programmed infrastructure improvements Population within 350m of bus stop	Number of planning permissions granted for major developments with secured Travel Plans Total number of jobs within the District/job balance ratio For developments to meet the parking standards contained within the Local Plan Net number of dwellings completed each year Net amount of employment development completed per annum by use class Total amount of employment land allocated by use class
H. To encourage sustainable distribution and communication	Modal share for journeys to work Employment by SIC code	Number of planning permissions granted for major developments with secured Travel Plans Total number of jobs within the District/job balance ratio

Sustainability objective	Recommended monitoring indicator	Monitoring proposed in Local Plan: Strategy
systems		
I. To create mixed and balanced communities.	<p>Employment by SIC code, total and change</p> <p>Job ratio</p> <p>Number of VAT registrations</p> <p>Amount of total and new employment floorspace, by type and settlement</p> <p>Vacancy rate in town centres</p> <p>Net additional dwellings by settlement</p> <p>Dwellings mix, percentage by type</p> <p>Gross affordable housing completions</p> <p>House price index</p> <p>Net additional Gypsy and Traveller pitches</p> <p>Number of homes built to Code for Sustainable Homes</p> <p>Number and type of cultural facilities lost</p> <p>Accessibility of new developments to services and facilities (medical, educational, employment, local retail)</p> <p>Percentage of residents satisfied with sports and leisure facilities</p> <p>Number and type of public transport infrastructure improvements</p>	<p>Total number of jobs within the District/job balance ratio</p> <p>Net amount of employment development completed per annum by use class</p> <p>Total amount of employment land allocated by use class</p> <p>Net number of dwellings completed each year</p> <p>Number and type of dwellings built each year, including the number of bedrooms in each property</p> <p>Number of affordable dwellings built each year</p> <p>Percentage of affordable homes made available to be socially rented</p> <p>Number of additional Gypsy, Traveller and Travelling Showpeople pitches (net)</p> <p>Number of developments meeting standards with the BREEAM and Building for Life Standards</p> <p>Improvements to existing facilities used for cultural events</p> <p>Planning permissions for new schemes which provide cultural assets and/or facilities</p> <p>Total amount of retail, leisure, office and cultural floorspace granted planning permission within Town Centre boundaries</p> <p>Net increase in open space, sports and recreational facilities within the District</p>
J. To promote safe communities, reduce crime and fear of crime	<p>Number of crimes by type</p> <p>Number of serious road casualties</p>	
K. To improve the health of the population	<p>Percentage of population with a long-term limiting illness</p> <p>Percentage of adults/children participating in active sport</p> <p>Percentage of residents satisfied with sports and leisure facilities</p>	<p>Net increase in open space, sports and recreational facilities within the District</p> <p>Net increase/decrease in playing pitches within the District</p>

Sustainability objective	Recommended monitoring indicator	Monitoring proposed in Local Plan: Strategy
L. To enable improved community participation	Registered users on "Objective" Number of developments with community consultation included Number of Neighbourhood Plans progressing within the District	Number of developments with legal agreements for Infrastructure Contributions and what the contributions are to deliver Delivery mechanisms within the Infrastructure Delivery Plan