



Vision Statement

Chorley Road
Burntwood

Leaf Property Group

Contents

- 1 Introduction**
 - 1.1 Executive Summary**
 - 1.2 Site location and Topography**
 - 1.3 Burntwood**
- 2 Planning Policy Context**
 - 2.1 Preferred Development Strategy**
 - 2.2 Burntwood Neighbourhood Plan**
- 3 Planning Policy Assessment**
 - 3.1 Evidence base**
 - 3.2 Assessment**
- 4 Constraints and Opportunities**
 - 4.1 Arboriculture**
 - 4.2 Ecology**
 - 4.3 Landscape**
 - 4.4 Transport**
 - 4.5 Flood Risk and Drainage**
 - 4.6 Archaeology**
 - 4.7 Minerals**
- 5 Concept Masterplan**
- 6 Deliverability**
- 7 Conclusion**

Version 1.1

Document Reference:
20.018

Date of Issue:
July 2020

Prepared by:
Paul Harris BSc (Hons) MASP MRTPI



Introduction

1.1 Executive Summary

Cerda planning Ltd has been instructed by Leaf Property Group Ltd to prepare this Vision Statement to demonstrate the deliverability of land to the north of Chorley Road, Burntwood (SHLAA Ref 284) for residential development for circa 50 dwellings. The site is located within the Green Belt immediately adjacent to the northern edge of the settlement boundary.

In order to deliver the preferred development strategy for Lichfield District which aims to provide homes for its own identified need plus a contribution towards the Greater Birmingham and Black Country Housing Market Area, there is an accepted need for Green Belt land release.

The site is a logical and deliverable extension to Burntwood, the district's second largest settlement. It comprises a field which for the most part is contained by built development to the south, west and north west. The site can be accessed directly from Chorley Road. Its development would not extend the past the existing northern limits of the settlement.

This document demonstrates how the site enjoys strong alignment with the emerging spatial strategy and moreover how, having taken account of all constraints and technical considerations, including arboriculture, ecology and biodiversity, landscape, transport, accessibility, flood risk, heritage and effect on the Green Belt, it is deliverable.

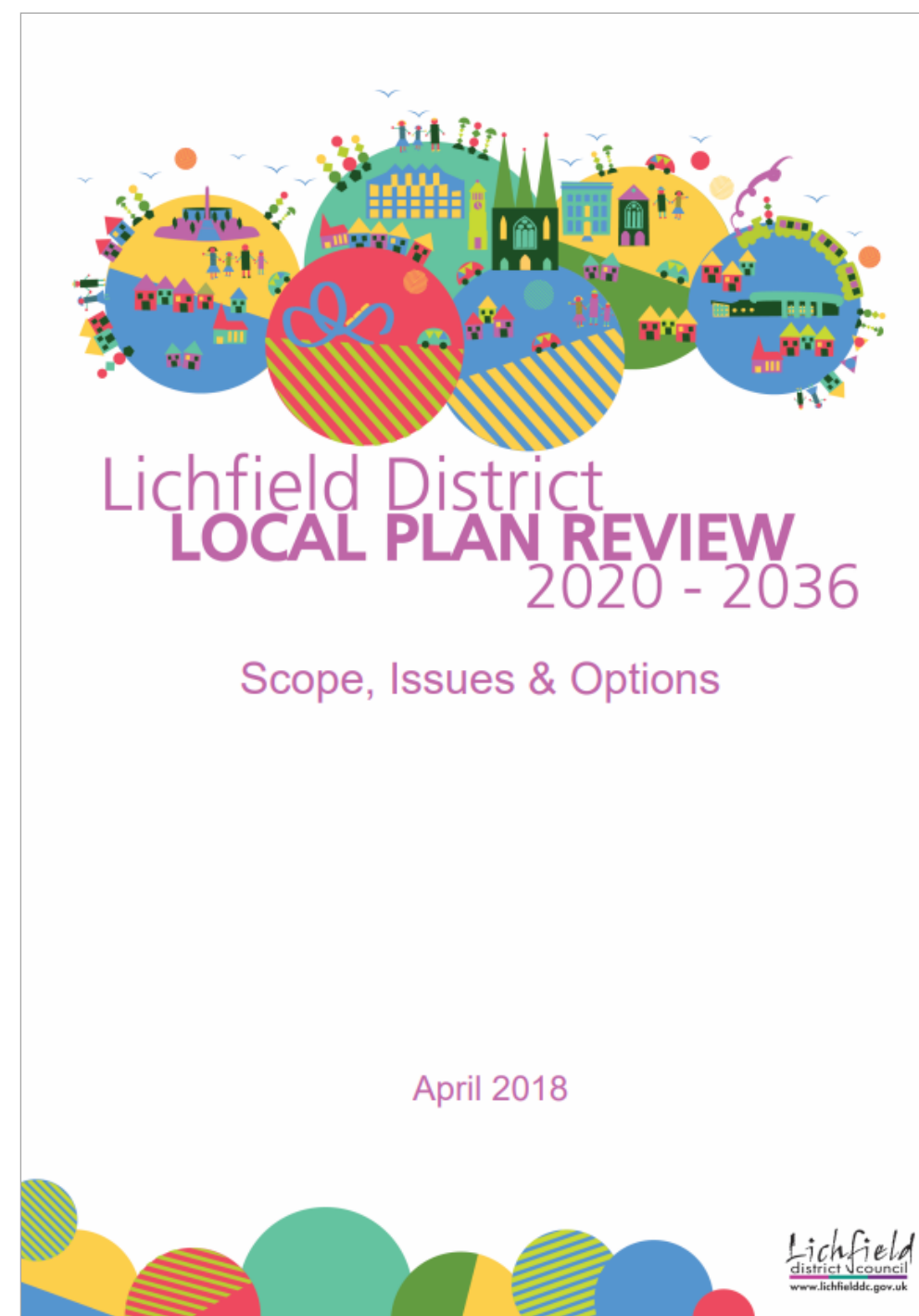
More specifically the conclusions of the technical work have fed into and informed the preparation of a concept masterplan. This in turn demonstrates the ability of the site to deliver approximately 50 dwellings on the site within the plan period.

This statement also demonstrates that the release of the site from the Green Belt would be in full accordance with guidance contained within the National Planning Policy Framework.

The site is largely unconstrained, benefiting from permanent and defensible boundaries as well as excellent accessibility to public transport and employment opportunities.

It is shown within the document that the site is deliverable, with the potential to supply new housing over the plan period. The site is available now, offers a suitable location for development, is achievable with the potential for development to commence on site within 5 years, and is viable.

Accordingly, the site should be allocated in the new Lichfield District Local Plan.(2018 –2040)



1.2 Site Location and Topography

The site is located on undulating land, with levels ranging from 177.32m AOD to 159.19m AOD (falling in a north-easterly direction) along Chorley Road.

It is approximately 2.9 hectares in size and lies immediately adjacent to the northern edge of the settlement boundary of Burntwood. More specifically, the site is bounded to the north by agricultural fields within open countryside, to the east by Stag Scaffolding commercial compound; to the south, by dwelling houses on the opposite side of Chorley Road, within Bells Lane and to the west by new houses within The Crescent.

Direct vehicular and pedestrian access from the site off Chorley Road is possible via a gated field access. The site can also be accessed via a public footpath that crosses through the west of the site.

The Ring of Bells public house, Boney Hay Community School, Kingdom Hall of Jehovah's Witnesses, Boney Hay GP surgery, working men's club and a local supermarket are all within easy walking distance of the site.

Bus stops are located within 400 metres of the site to the west on Rugeley Road providing bus services into Burntwood and Cannock Town Centres.



1.3 Burntwood

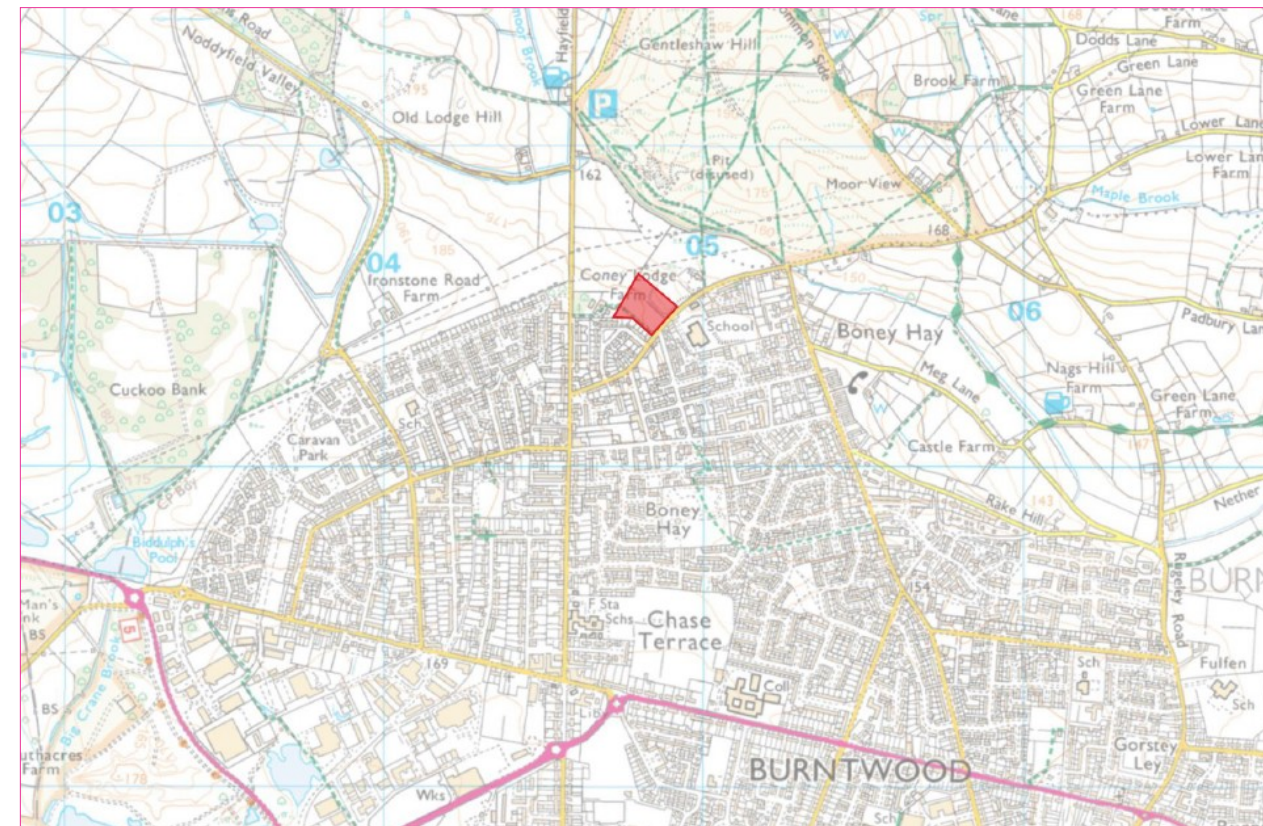
Burntwood, a former mining town is approximately 4 miles west of Lichfield and north east of Brownhills. It is the second largest settlement within Lichfield District and is classified as an “Other Main Centre” (level 2) within the Council’s settlement hierarchy with a population of around 30,000.

It also functions as one of the district’s key employment locations.

The town offers a wide range of services and facilities to meet residents and visitor’s needs including:

- 3 supermarkets,
- 9 local convenience stores,
- 7 schools (primary and secondary);
- excellent access to employment;
- a leisure centre;
- rugby and football clubs;
- post office;
- 5 parks;
- community centre;
- 5 GP surgeries
- 5 pharmacies;
- numerous pubs, takeaways, cafes, restaurants and;
- places of worship.

The town in its entirety is set within Green Belt adjacent to an Area of Outstanding Natural Beauty, a Special Area of Conservation and a Country Park.





Planning Policy Context

2.1 Preferred Development Strategy

Lichfield District Council is reviewing its Local Plan with the objective of creating a new Local Plan to provide the statutory basis for determining planning applications for the district to 2040.

Once adopted, the new Local Plan will replace the current Local Plan strategy, adopted in 2015, and the Local Plan Allocations, adopted in 2019. Both these documents have an end date of 2029.

Having regard to the 2019 Local Development Scheme, whilst it is noted that plan submission is intended in January 2021, with examination May 2021 and adoption anticipated for February 2022, a report to cabinet in June 2020, confirmed that due to the Covid 19 pandemic, publication of the draft plan would be delayed. At the time of writing (July 2020) a progress report is awaited.

The Local Plan review is at a relatively early stage having been the subject of consultation on preferred options (PO) between November 2019 and January 2020. The PO followed a Preferred Options and Policy Directions Document (POPD) published in January 2019. The POPD document was clear in its recommendations for housing growth and spatial strategy, that is, it would be town and key rural settlement focussed growth with the majority of growth focussed on Lichfield and Burntwood as the district's two most sustainable settlements.

More specifically, Paragraph 22.4 of the POPD sets out that the preferred option for growth should be focused on the identified settlements within the hierarchy as it sets out, with growth proportionate to settlement size.

These are:

- Lichfield
- **Burntwood**
- Shenstone
- Stonnall
- Little Aston
- Fradley
- Alrewas
- Armitage with hands acre
- Fazeley, Mile Oak and Bone Hill
- Whittington
- Kings Bromley

Figure 22.1 of this document makes it clear that the level of growth envisaged for Burntwood is at least half that envisaged for Lichfield.

Moving forwards into the PO document however, **Policy OSS2: Our Spatial Strategy** defines where the new allocations for growth in the district will be and specific allocations are now proposed in just four settlements of the 11 identified for growth at the POPD stage.

The settlements in which it is now proposed to allocate housing growth are as follows:

Lichfield	3,300
Fazeley, Mile Oak and Bone Hill	800
Fradley	500
Whittington	75
These total	4,675 homes

The remaining homes to be delivered across the 2018-2040 period are, as table 13.1 (incorrectly drafted as 3.1) of the **Strategic policy OHF1: Housing provision** sets out, to be delivered through 'allocations' secured via the NP process, as follow:.

Burntwood	400
Armitage with Handscare	150
Shenstone	100
Wider rural Area	200
These total	850 homes

Combined, the strategic allocations and the 'allocations' expected to come forward via the NP process total **5,525 homes**.

Adding these to the Local Plan Strategy and Local Plan Allocation sites (some of which are yet to be delivered) totals some 11,618 homes, some 200 short of the council's stated **minimum of 11,782 of which 4,500** are a contribution towards meeting the Greater Birmingham and Black Country housing market area (GBBCHMA) shortfall.

It should be noted that if the need is increased to proportionately maintain Lichfields's contribution to the GBBCHMA shortfall, the total identified allocations is short by 875 homes.

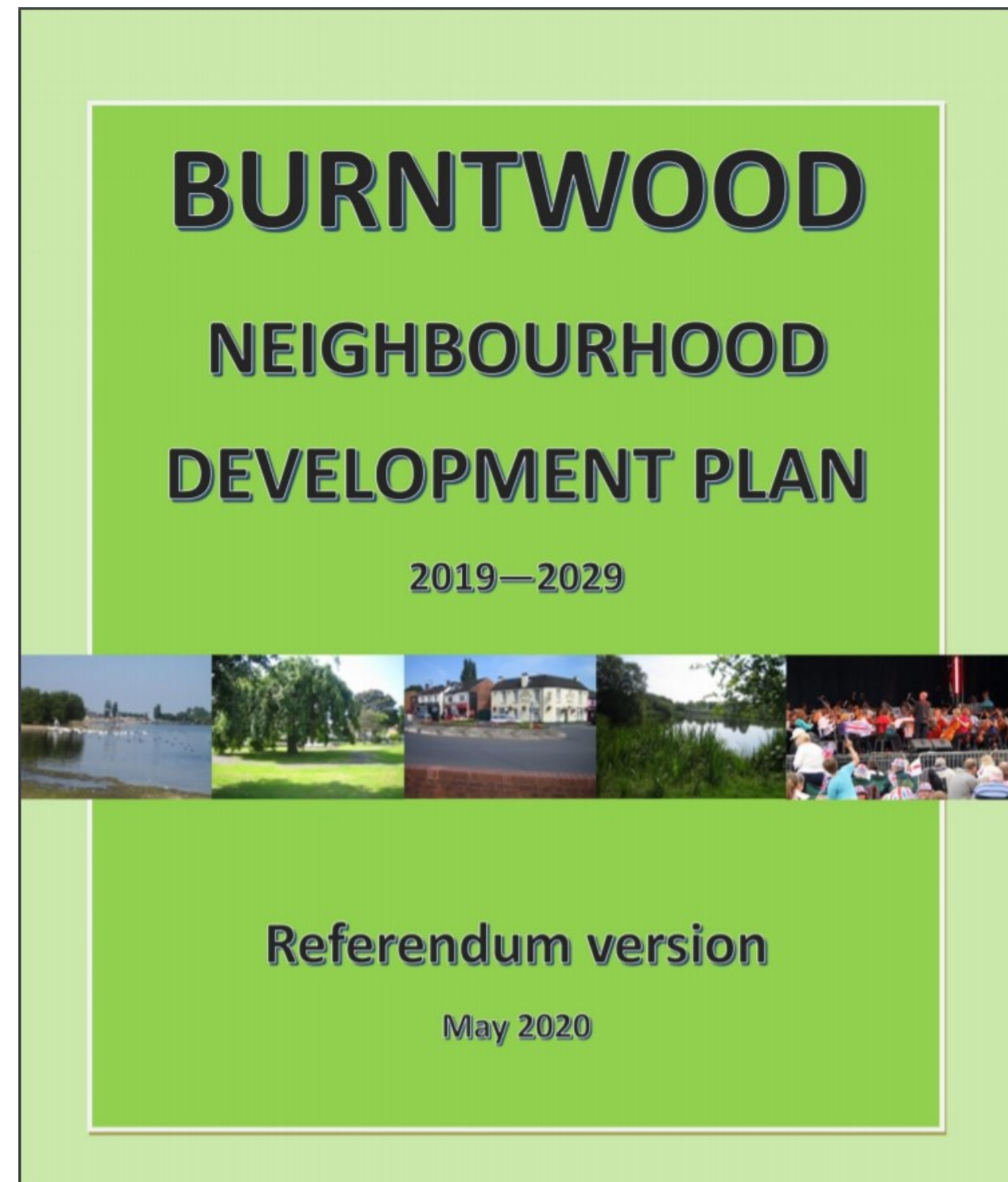
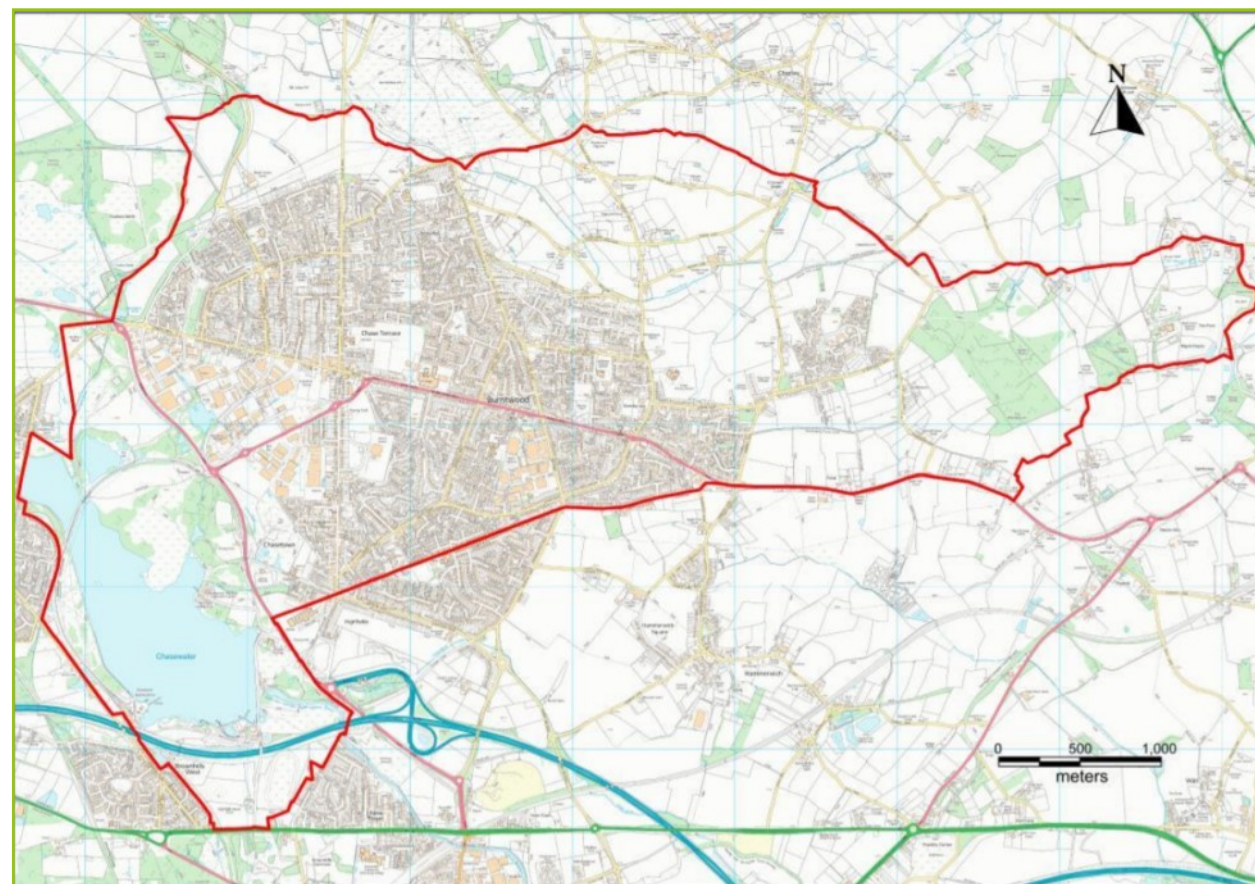
Moreover, the allocation of just 400 homes to be delivered through the Neighbourhood Plan process is disproportionate to the size of the settlement and misaligned with the aims of the spatial strategy.

2.2 Burntwood Neighbourhood Plan

The Neighbourhood Development Plan (Regulation 16 Submission Draft) 2019-2029 was independently examined between late 2019 and early 2020. The examiner's report was received on 21st February 2020. On 29th May 2020, the Council, via delegated authority agreed to proceed to referendum on the Plan.

Due to the Covid 19 situation however, new regulations and guidance have been put in place by the Government to postpone all referendums until after 5 May 2021, or until such a time that newly introduced regulations change.

No housing allocations are proposed within the Neighbourhood Plan and instead of allocating new sites, policy B6 seeks to ensure that new residential development is of good quality. Minor revisions to the wording of the condition was recommended by the Examiner and will be incorporated into the policy in the event that the referendum results support the adoption of the neighbourhood plan.





Planning Policy Assessment

3.1 Evidence Base

Overall Levels of Housing Growth

At the outset it should be borne in mind that adoption in 2015 of the existing Local Plan Strategy (2008 – 2029) was conditional upon its early review so as to specifically address the contribution that Lichfield District would make towards addressing housing provision to meet the needs of Birmingham and Tamworth. This commitment to review was also reaffirmed in the Local Plan Allocations document (2008-2029) adopted in July 2019, specifically Policy LPR.

The requirement for the Local Plan Strategy Review to accommodate this shortfall is therefore fundamental to its overall purpose.

With that in mind it is noted that the PO does not attempt to quantify exactly what the GBBCHMA shortfall is but nevertheless makes a commitment to addressing it.

At the time of the publication of the POPD, the shortfall stood (and was acknowledged by that document to stand) at some 61,000 homes having regard to the published unmet need arising out of Birmingham City itself (circa 38,000 homes) and the shortfall identified (circa 22,000 homes) in the Black Country Urban Capacity Review published in May 2018.

At the time of writing however, the GBBCHMA area shortfall has grown.

The latest Black Country Urban capacity review published in December 2019 sets out that the shortfall across the Black Country has increased from some 22,000 dwellings to circa 29,000 dwellings.

The shortfall arising out of Birmingham City remains as previously published.

It is asserted that the contribution that Lichfield district makes to the shortfall should grow proportionately. On the basis that a 4,500 home contribution in Lichfield district is based on an overall shortfall of 61,000 homes across the housing market area which represents a 7.5% percent contribution, it is reasonable to expect Lichfield's contribution to grow to some 5,175 homes if the same percentage contribution is to be maintained.

This represents an increase of 675 homes across the plan period.



3.1 Evidence Base

Following the publication of its Scope, Issues and Options document and associated consultation in the spring of 2018 the Council used the responses it received along with other available evidence including sustainability appraisal, to prepare its POPD.

Paragraph 22.4 of the POPD sets out that the preferred option for growth should be focused on the identified settlements within the hierarchy as it sets out, with growth proportionate to settlement size.

- Lichfield
- **Burntwood**
- Shenstone
- Stonnall
- Little Aston
- Fradley
- Alrewas
- Armitage with hands acre
- Fazeley, Mile Oak and Bone Hill
- Whittington
- Kings Bromley

Inconsistent with paragraph 22.4 of the POPD, only 4 of the 11 settlements identified for growth are expressly proposed for housing allocations with the PO; Lichfield, Fazeley, Mile Oak and Bone Hill, Fradley and Whittington.

In terms of Burntwood, this is currently identified under Strategic Policy OHF1 with 400 houses to be delivered through allocations secured via the Neighbourhood Plan process.

If the need is increased to take account of the requirement to proportionately maintain the contribution to the GBBCHMA shortfall, then the total identified 'allocations' is short of the identified need by 875 homes. We assert that this is too great a gap to be made up by windfall development.

As the District's second most sustainable settlement, the 'allocation' of just 400 homes appears disproportionate to the size of the settlement and entirely misaligned with the overall aims of the Spatial Strategy. Moreover, it appears that such low growth for Burntwood has come at the expense of an overly ambitious growth strategy for Lichfield City.

The much needed economic, infrastructure and community improvements in Burntwood that Local Policy B1: Burntwood economy seeks, stand more chance of being realised through greater housing growth than is currently proposed.

Notwithstanding our concerns about the distribution of housing growth, of further concern is the fact that the Council are leaving the delivery of at least 850 homes to the Neighbourhood Plan (NP) process.

Whilst in theory we recognise that NPs can be a suitable vehicle for delivering homes, we assert that leaving such a significant quantum to come forward via NPs creates an unnecessary degree of uncertainty around the delivery of these homes. **Indeed, the Burntwood Neighbourhood Development Plan which is all but 'made' at the time of writing has no proposed housing allocations within it.**

Whilst the Council suggest that a failure to deliver these homes via the NP process could be resolved by allocations in a further Allocations Document, this creates further uncertainty and raises question marks over delivery timescales.



3.1 Evidence Base

Green Belt Assessment

The site lies immediately adjacent to the settlement boundary of Burntwood. A Green Belt review was undertaken and published by Lichfield District Council in September 2019. The site was assessed as part of parcel ‘B5’ which also included a significant portion of land to the north extending as far as Sevens Road and land to the east of the commercial compound as far Ogley Hay Road.

The review concluded that overall the parcel makes an ‘important’ contribution to the strategic purposes of including land within the Green Belt. This overall assessment was reached through assessment of each strategic purpose as follows:

- 1st to check unrestricted Sprawl of large built up areas – Moderate
- 2nd prevent neighbouring towns merging – Minor
- 3rd safeguarding the countryside – Important
- 4th preserve the setting of historic towns – No
- 5th assist in urban regeneration – Moderate

The assessment of the wider parcel as a whole is not necessarily representative of the site to which these representations relate. Applying the assessment to the site only, observations are as follows:

1st Purpose – it is noted that the development of all or just part of the site would not extend the settlement in an irregular or untidy way. There is built development to the immediate west and east of the site and in this sense development of site 284 would represent a logical infill scenario. We contend therefore that as far as the site is concerned it performs only a minor role against this strategic purpose.

2nd Purpose – For the reasons given iabove, the development of this site could not lead to the merging of any settlement. Our assessment is therefore that site performs no contribution to this purpose.

3rd Purpose – The development of almost all Green Belt land would result in countryside encroachment although clearly the site is contained for the most part by built development to the south, south west, west, and east. The northern extent of the site would not extend beyond existing built development. Furthermore, it should be noted that development on the south side of Chorley Road to the east already extends the settlement as far north as the development of this would. In this sense, we assert that any ‘encroachment’ through the development of this site would only result in the ‘rounding off’ of the settlement. We contend therefore that the site performs a ‘minor’ role against this strategic purpose.

4th Purpose – the parcel is not located next to any historic town and therefore the contribution is no.

5th Purpose – The assessment notes that all parcels in the district make a moderate contribution to this purpose. We contend that as all are equal, this purpose should not perform part of the assessment criteria. Nevertheless, for ease of assessment, this moderate role is applied to our assessment.

Applying the assessment’s scoring criteria for a ‘2/2/1 split’, it is asserted that the overall score for the site should be **minor**.

In order to select sites for housing development, a Housing Site Selection Paper which draws together findings from various parts of the Council’s evidence base including Green Belt Assessment was published in September 2019. In relation to this site (**ref 284**), the site is scored as follows:

Spatial Strategy	amber
Settlement hierarchy	green
Flood risk	amber
Ancient woodland	green
ALC	amber
Heritage Assets	green
Biodiversity	red
Green Belt	red
Landscape character	green
High Speed 2	green
Access	green

This assessment is questioned for several reasons. Firstly, it is not understood how the site scores ‘red’ against biodiversity. Proximity to a SSSI does not automatically indicate that the site is not suitable for development, indeed the Council have recently permitted the development of houses to the immediate north of site.

In terms of Green Belt, as distinct from the wider Green Belt Assessment parcel, the site makes only a minor contribution to the strategic purposes. Accordingly, the site should score amber

Furthermore, having regard to the associated notes, there is no reason why any veteran, mature or protected trees would represent a significant constraint to development located as they are within the field margins.

Similarly, the presence of mineral safeguarding should not be used as a reason to dismiss the suitability of the site before evidence is prepared to understand the specific potential of the site for this purpose.

Having regard to these significant assessment anomalies, it is asserted that the site should not have been discounted for housing development. With a corrected assessment it scores at least as well if not better than the site at Huddlesford Lane, Whittington (Ref 115) which has received an allocation for 80 homes. Indeed, t is noted that Huddlesford Lane scores ‘green’ against settlement hierarchy which as a Green Belt site is at variance with the Council’s own assessment criteria – it should score ‘amber’. This raises serious questions about the robustness and fairness of the Council’s site assessment process.

3.2 Assessment

Summary Planning Policy Assessment

Burntwood, as the District's Tier 2 settlement should receive a significantly greater quantum of housing growth than is set out in the PO.

Further allocations should therefore be made through the Local Plan Review. To be clear, in the interests of certainty, such allocations should not be left to the NP process to deliver. The site which is the subject of these representations is well placed to deliver this growth. Its size is such that it would make a significant contribution without the deliverability concerns that can often beset much larger allocations.

The growth of Burntwood will inevitably require the release of the Green Belt land and this site, for the reasons set out, makes only a minor contribution to the strategic purposes of including land within the Green Belt.



Constraints and Opportunities

4.1 Arboriculture

Aspect Arboriculture were commissioned to carry out a preliminary Arboricultural appraisal of existing trees and hedgerows on site and identify the principal constraints and opportunities in the context of preparing a masterplan.

The principal constraints have been identified during an objective study using the recommendations contained within BS5837:2012 Trees in Relation to Design, Demolition and Construction – Recommendations. By highlighting the principal arboriculture features of the site at an early stage, the study seeks to establish baseline conditions to assist in the council's consideration for the site's suitability and capacity to receive development. The distribution and details of the site's important trees are illustrated within the enclosed Preliminary Arboricultural Appraisal Plan.

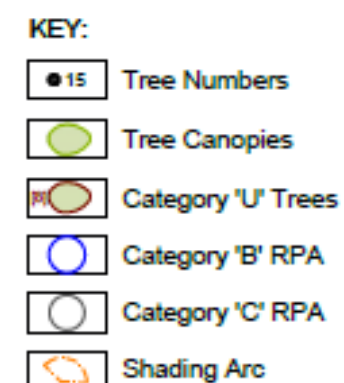
Background checks have confirmed that the site does not fall within a Conservation Area but that two Ash trees (T1 and T3) are protected by Tree Preservation Order 425 of 2018.

With exception of two mature Ash and an early mature Oak, there are few trees worthy of individual distinction within influence of the site. The protected Ash (T1 and T3) are located within the southernmost corner of the site and are positioned along the boundary shared with existing development along the Crescent. It is considered that these trees form the site's primary arboriculture constraint and should be retained within any future development. The Oak (T4) is situated to the northwest of the Ash and oversails the boundary. It is however, displaying signs of physiological stress and would appear to have a poor future outlook.

The site's Chorley Road frontage is defined by a native boundary hedgerow. Although unmanaged, it functions well and provides a good level of containment and serves to filter views of the interior of the site from Chorley Road.

In conclusion, the two mature Ash trees are considered to be the site's primary Arboricultural constraints which represent moderate value. They contribute to the amenity of the site and the public realm and it is therefore desirable to retain them within any future scheme. In order for the site to be developed, it is reasonable to expect some tree loss, however, this could be concentrated on weaker elements of the site's treescape and trees lost could be mitigated for with further Arboricultural input.

Sympathetic design of the proposals would enable to confident protection of important (TPO'd) trees and mitigation for low quality removals. In the absence of significant harm, the principal of introducing development to the site is considered supportable from the Arboricultural perspective and in terms of national and local planning policy.



4.2 Ecology

Aspect Ecology were commissioned to carry out a preliminary Ecological appraisal of existing trees and hedgerows on site and identify the principal constraints and opportunities in the context of preparing a masterplan.

A desktop study of online ecological databases was undertaken alongside a review of ecological data obtained from the local environmental records centre. In addition, a general review of mapping data and aerial imagery was undertaken to establish the likely nature of habitats present within the site and its surrounding area and their potential to support features/wildlife of ecological interest.

International Statutory Designations

A number of international designations are located within 25km of the site – the closest of which is Cannock Extension Canal Special Area of Conservation, (SAC), located approximately 4.5km south-west of the site. It is designated for supporting the Annex II species Floating Water-plantain. It also supports a diverse aquatic flora and Dragonfly fauna, indicating good water quality. Potential threats to the SAC are water pollution, over grazing, invasive species and air pollution. Any future development scheme should therefore include an appropriate drainage design and give consideration to increases in air pollution.

Cannock Chase SAC is also located approximately 4.9km north-west of the site. It is designated for its European dry heath and Northern Atlantic wet heaths. The Chase has a zone of influence of 15km, in which a net increase of one or more dwellings could have an adverse impact on the integrity of the SAC unless avoidance and mitigation measures are implemented.

National Statutory Designations

No national statutory designations of nature conservation interest are present within or immediately adjacent to the site. The nearest designation is Gentleshaw Common (SSSI) located approximately 0.2km north-east of the site. It is designated for its lowland heathland vegetation which represents one of the largest surviving areas of this habitat in Staffordshire. The site is located within the Gentleshaw Common SSSI Impact Risk Impact Zone for residential development that would result in a total net gain in residential units. As such, consideration will need to be given to potential impacts of any future development and measures to reduce recreational pressure on the SSSI may need to be considered, such as the inclusion of green open space within the future scheme.

Chasewater and the Southern Staffordshire Coalfield Heaths SSSI is also located approximately 1km west of the site. It is designated for its nationally important wet and dry lowland heaths, fens and oligotrophic standing open water habitats and supporting nationally scarce plant species. This SSSI is therefore sensitive to hydrological changes and any future development will be required to implement an appropriate drainage strategy.



4.2 Ecology

Non-Statutory Designations

The nearest non-statutory designation is Gentleshaw Common (Wildlife Trust Nature Reserve) which overlaps with the SSSI designation. The next nearest is Redmoor Hill Biodiversity Alert Site (BAS), located approximately 0.7km north-west of the site. This is designated for its botanically diverse lowland heath.

Habitats

Mature Trees – 2 mature Ash trees in the southern corner of the site possess ecological value and it is recommended that they are retained.

Semi improvement Grassland – the site is dominated by rough grassland. Overall, based on the type and abundance of species present, the grassland resembles species-poor semi improved grassland and does not appear to be of elevated botanical importance.

Hedgerows – present at the boundaries of the site and although species poor, they do qualify as Priority Habitats based on the standard definition and constitute an important ecological feature which should be retained and enhanced where practicable.

Other habitats – include dense and scattered scrub and areas of dense tall ruderal vegetation. Both contain only a low diversity of common and widespread species and habitat types that are well represented in the local area. These habitats are of negligible ecological significance.

Fauna

Bats – One single Ash tree (T1) has the potential for roosting bats is present on the site – it should be retained within any future scheme. The hedgerows enclosing the site are not considered to provide high value for foraging or commuting bats due to lack of connectivity to foraging and commuting corridors and street lighting (along Chorley Road). Bats are not considered to be a constraint to development but mitigation is recommended to include sensitive lighting as well as the retention of tree T1.

Reptiles – 6 records of reptiles were returned from the records centre, the closest of which was for a Common Lizard (located 0.8km from the site in 2009). The site contains good quality habitat for reptiles and survey work is recommended. If present on site, mitigation (translocation or provision of an on-site refuge area) could be undertaken/provide so as not to be an over-riding constraint to the development of the site.

Birds – numerous records of birds were returned from the record centre within a 1km x 1km grid square containing the site. Records revealed a wide range of birds associated with farmland (including Skylark, Kestrel, House Sparrow). Retention of boundary hedgerows is recommended to ensure suitable nesting habitat is retained on site.

Other Species – no Badger setts were recorded within or adjacent to the site and no evidence such as latrines or push-throughs were recorded. The site has the potential to support the Hedgehog.



4.2 Ecology

Opportunities

Any site redevelopment scheme should include:

- Hedgerow enhancement through the reduction of bramble and scrub and planting of gaps with a diverse range of native trees and shrubs. New native hedgerows could be planted along the northern and western boundaries to connect with existing hedgerows and improving connectivity around the site;
- Suitably designed sustainable urban drainage features to include standing open water, providing a net gain in aquatic habitat on site;
- Species-rich wildflower grassland within areas of open space to enhance the botanical biodiversity;
- Native tree and shrub planting to include fruit and nut bearing species;
- Reptile/amphibian hibernacula;
- Bat and bird boxes; and
- Bee bricks into new buildings.

Summary

It would appear that no statutory or non-statutory nature conservation designations are present either within or adjacent to the site. Subject to a sensitively designed scheme to minimise recreational pressure on local designations and a financial contribution towards the protection of Cannock Chase SAC, nature conservation designations are unlikely to cause an overriding constraint to any future development.

The site is dominated by habitats which are not important ecological features and not likely to pose a significant constraint to development on site. Further survey work is recommended in respect of bats and reptiles. A sensitively designed scheme would allow for the retention of suitable habitat for species on site and it is unlikely that this would provide an overriding constraint to development. The opportunity should be taken to provide some or all of the biodiversity benefits suggested above.



4.3 Landscape

PGLA Landscape Architects have produced a Landscape and Visual Appraisal to support the Vision Document.

It investigates landscape and visual issues relating to the site and its setting through a combination of desktop research and field survey work. It aims to establish a clear understanding of the site and its setting in respect of landscape character and visual amenity. It also aims to:

- appraise the existing landscape in terms of its value, condition and its relationship with the adjacent settlement;
- understand the proposed development in terms of its relationship to landscape character and visual amenity;
- identify direct and indirect effects of the proposal upon the landscape;
- identify potential effects on visual receptors;
- devise mitigation measures to reduce or eliminate potential adverse impacts on the landscape or visual amenity arising from the proposals; and
- establish the likely residual effects of the proposed development.

Landscape Effects

Potential Effects on the Physical Fabric of the Site : Operational Stage

In general terms, changes to the landscape fabric will only occur within the application boundary for the proposed built development. The impact of the proposed development will cause long term effects on the landscape fabric in the housing and road zones through the removal of the existing grassland and scrub which will be replaced with a residential development, associated infrastructure and high quality landscape.

The development site generally accords with the key characteristics of the Landscape Character Type: Coalfield Farmlands as described earlier. The sensitivity of the site is deemed to be Poor to Medium as described in the Lichfield District Council documents. There are no national or local landscape designations that influence the character of the site.

The degree of change is considered to be moderate major due to the obvious change to the fabric and cover of the landscape by the introduction of the proposed built form to the associated infrastructure and substantial amenity space to the south west portion of the site. The design of the layout has ensured the retention of the majority of existing boundary vegetation and retained and enhanced ecological corridors along the boundaries. The site is also located adjacent to the existing settlement edge of Burntwood.

Therefore, the potential overall effects on the site are likely to be moderate-major. This accounts for the loss of the scrub-land and a change in the fabric and cover of the landscape within the site to a residential development and associated infrastructure with newly introduced planting and accounts for the retention of all vegetated boundaries and location adjacent to the settlement edge.

The long term effects can be reduced to moderate-minor in time as the proposed landscape features and mitigation matures to offer its full effects.



Landscape Appraisal

4.3 Landscape

Potential Effects on the Landscape Setting of the Site Operational Stage

At time of completion the noticeable effects on the landscape setting of the development site will be barely noticeable. The access point from Chorley Road to the east of the site may result in the necessity to remove some roadside vegetation to provide visibility splays.

This will be kept to the absolute minimum and any removed hedges will be re-aligned behind the splays. The remaining existing boundary treatments are to remain and will be relatively unchanged except where there are opportunities for enhancement.

The sensitivity is deemed to be medium to account for the key characteristics set out in the local character assessments and quality of the robust screen provided by the hedge on Chorley Road.

The nature of the effect is deemed to be minor as the new development is adjacent to the existing residential settlement edge. There is an opportunity to provide an improvement to the newly advanced edge by strengthening and restoring existing hedgerows and introducing native planting to soften and blend the development into the landscape.

The housing can be outward facing rather than the existing settlement edge which is comprised by close barded fences and vegetation to rear garden boundaries. Links will be established to wider green infrastructure networks, enhancements will also be made to the recreational and biodiversity values of the site.

The potential significance of effects on the setting of the site are likely to be minor and this can be further reduced over time as the mitigation planting matures.

Potential Effects on Broad Landscape Context Operational Stage

The nature of receptor (sensitivity) of this character area has been assessed as poor to moderate as described in the Lichfield District documents. The site is not located within any nationally recognised landscape or cultural designations. The general quality of the wider landscape is characterised as landform that is not particularly prominent, the patches of semi natural vegetation that are associated with the tip sites and the areas of subsidence contribute to a moderate strength of character for the natural dimension of the landscape. The cultural dimension of this recent, planned landscape, however, is weak giving an overall moderate strength of character related to the natural dimension.

Overall, the landscape in this area is in poor condition as a result of the impact of coal mining and together with arable intensification this has created a more open landscape with wide views to surrounding urban edges. This landscape still retains a wealth of secondary habitats, however, that are worthy of conserving and restoring.

The nature of effects (magnitude of change) has been assessed as minor. The proposed development will have little to no adverse effect on the broader character area.

The proposed development will be retaining a significant number of hedgerow plants and trees along the boundaries and introduce new planting within the proposed development as part of the overall design and therefore the effects are considered to be potentially beneficial. The development will also work with the existing landform and woodland to integrate it into the landscape.

The potential likely significance effects on this Landscape Character Area has been assessed as negligible-minor due to the associated landscape interventions which will improve the current condition.



Viewpoint 10

4.3 Landscape

Visual Effect

Effects on Visual Receptors

The potential landscape and visual effects are those experienced during the operational phase of the development as well as the long term residual effects. The Viewpoints Location Plan illustrates the locations of the identified visual receptors. These have been selected with the criteria that all views are taken from positions that have general public access and a clear view of the site. Consideration has also been given to the visual effects on the residential amenity of the adjacent properties that face onto the development.

Viewpoints were selected on the basis of which locations provide the clearest views of the site and are also the most accessible to the public. Some viewpoints also represent areas which may be perceived to be sensitive to the visual effect of the proposed development due to their nature or proximity, but which in reality have restricted views of the site.

Visual Receptors

The visual receptors are represented by viewpoints that consider the likely effects on the nearby settlements and residential amenity; recreational areas such as public footpaths, national trails and parks. Consideration has also been given to transport routes such as roads.

Settlements and Residential Amenity Receptors

Within the vicinity of the site residential receptors include a number of dwellings along the existing settlement edge of Burntwood. However, the frontages of the dwellings on Chorley Road are visually separated from the proposed development by the dense existing roadside vegetation that forms the south eastern boundary of the site. Therefore, none of the principal rooms will be affected and the residents are only likely to experience a change of view from the upper stories.

Houses on The Crescent in the south west back onto the site and experience a varying degree of inter-visibility. The majority of lower rooms have screened and filtered views into the site due to the existing boundary vegetation and fencing, but most will experience views across the site and beyond towards Lichfield from the rear upper storey windows. These latter rooms are not considered to be principal rooms and therefore sensitivity to change can be considered as medium.

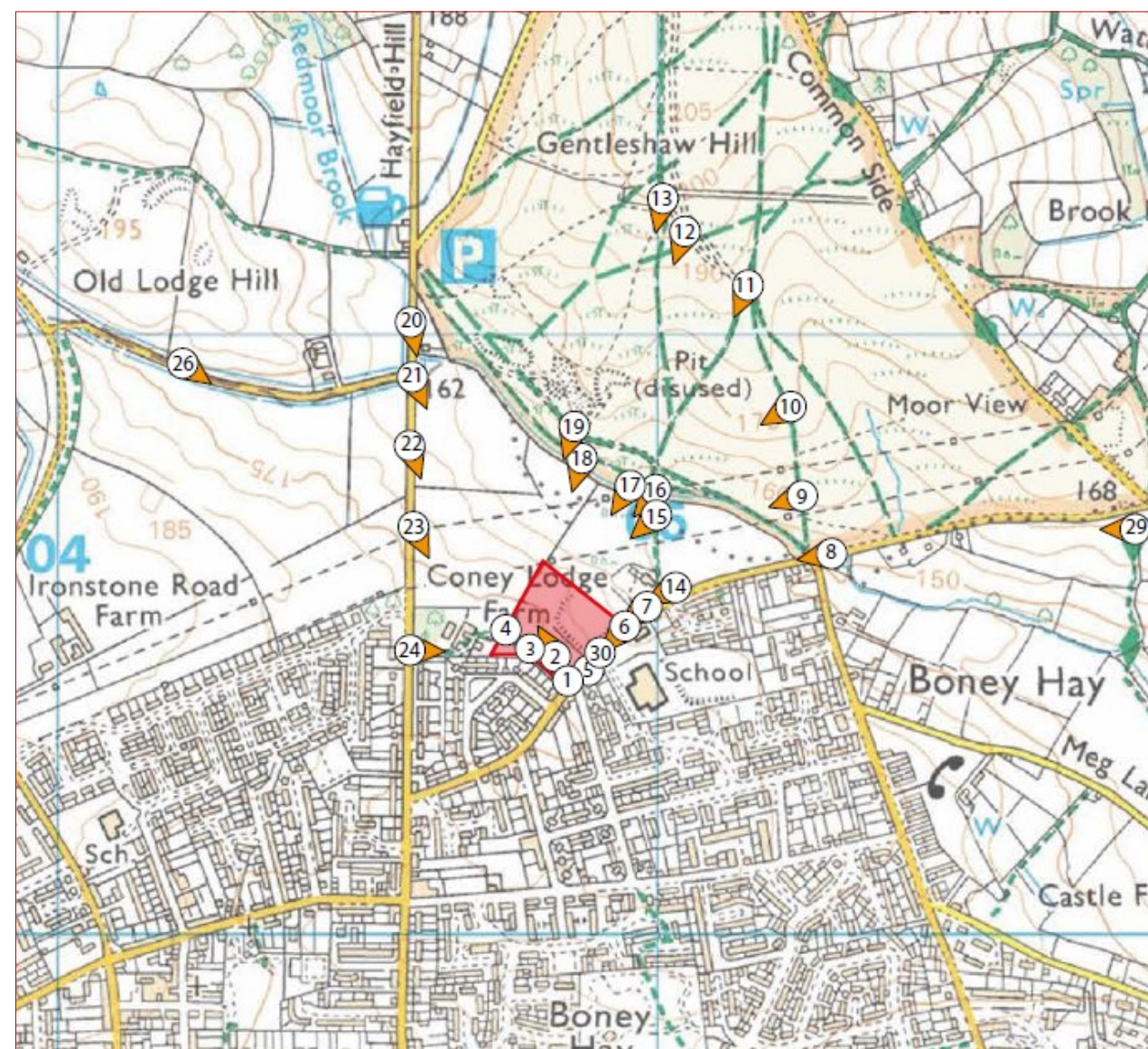
Residential receptors around Rugeley Road and Chase Terrace to the south west and Bells Lane to the east of the proposed development were also considered, however these were discounted from further assessment due to the lack of visibility of the site through intervening built form and vegetation.

Viewpoints Location Plan

Recreational Receptors

Public footpath Burntwood 17 travels across the site. The footpath travels further west connecting with Rugeley Road. Further afield there is a wider network of public rights of way with varying levels of visibility. Gentleshaw Common is a SSSI and Wildlife Trust Nature Reserve with series of tracks, bridleways and footpaths across it. This is located to the north of the site and many views towards the site are possible. (Clare - Choose one from viewpoints 9 to 13, 17 to 19 and 28.)

Viewpoint 29 represents public Footpath Burntwood 2 which also is aligned with The Heart of England Way and the E2 Dover to Middleton Promoted Walking Route and travels from Chorley Road to Lichfield. The site is only visible from the section of public footpath in the vicinity of the Viewpoint.



4.3 Landscape

Transport and Road Receptors

Travelling receptors include those using major and minor roads in close proximity to the site. In this case the only roads in close proximity to the site are Chorley Road and its side roads, to the east of the site.

Further afield the site can be seen from some locations on the highway network.

Travelling receptors are considered to be low in terms of sensitivity to development.

Predicted effects on residential receptors Operational Stage

Residential properties located in the immediate vicinity on Chorley Road and The Crescent are likely to experience a medium degree of change from the existing view, however these will be generally viewed from non-principal rooms at the upper storeys of the dwellings.

The existing belt of roadside vegetation on Chorley Road provides a substantial and effective visual screen to the proposed development. The boundary vegetation and fencing to the rear of properties on The Crescent provides screening and filtered views to a lesser extent.

The nature of the receptor (sensitivity) of the residential amenity is considered to be medium to account for the non-principal rooms of the dwellings facing the development.

The likely nature of effects is deemed to be minor and therefore the potential significance of effects is likely to be moderate minor.

Dwellings on Rugeley Road, Sevens Road and Hayfield Hill will be unaffected by the proposed development.

Predicted Effects on Recreational Receptors Operational Stage

The public footpaths within the site are considered to be of medium sensitivity as they are not located within any landscape designations.

The footpaths that surround the boundaries of the site are within open countryside and the Green Belt and therefore can be considered as medium high sensitivity.

The footpath receptor within the site, namely Burntwood 17 will Undergo major change in view with the introduction of the housing development. However it is proposed that the footpath will be retained on a modified alignment through the housing to maintain permeability. This can be set within a robust landscape corridor such tree lined streets. with hedges to front boundaries.

The views from Footpaths and bridleways on Gentleshaw Common to the north of the site will undergo a medium to minor change of view depending on the location of the viewer.

Most of the proposed development is screened from these receptors within the common due to the dense and mature blocks of woodland, however a range of views are gained from the southern valley side especially on public footpaths Longdon 11, 13 and Longdon 0.415(a).

Views of the development are achievable from footpath Burntwood 2 but this will be experienced in context with the existing settlement edge of Burntwood, albeit with an advancement down Chorley Road.

Generally, the viewpoints identified demonstrate that the represented receptors undergo a medium to minor degree of change with the advancement of the settlement edge and this will lead to a potential significance of effects of moderate-minor at the operational stage.



Viewpoint 3a



Viewpoint 12

4.3 Landscape

Predicted Effects on Travelling Receptors

Operational Stage

The site cannot be seen from the majority of the surrounding road network including Chorley Road, Rugeley Road, Sevens Road and Hayfield Hill, due to landform and intervening settlement and vegetation.

The selected viewpoints from these receptors generally illustrate the range of visibility that can be achieved from the roads when travelling adjacent to the site and it is clear that any experience of the proposed development will be limited. The sensitivity of the transport receptors is considered to be low and the degree of change ranges from minor to imperceptible.

The likely significance of effects of the proposed development on the receptor are likely to be minor or negligible.



Landscape Appraisal

Landscape Strategy and Mitigation

The proposals are for a residential development of around 47 dwellings with associated infrastructure, SuDS, landscape buffers and public open spaces. The development of the layout for this site has taken the existing green infrastructure into account to provide a residential development, set within an already mature landscape structure.

There are significant opportunities for new tree planting and landscaping within the site, and infill planting especially along the western and southern boundaries. Landscape buffers to the boundaries will restore and strengthen existing vegetated boundary treatments and provide improvements to the settlement edge to Burntwood.

The basic elements of the landscape strategy for the site can be summarised as follows:

- Enhancement of the existing hedgerows along the boundaries through the reduction of bramble and scrub and infilling with a diverse range of native tree/shrubs. Integrating the existing boundaries will also give the scheme an immediate sense of maturity;
- New species rich native hedgerows to be planted along the northern and western boundaries connecting with existing green infrastructure to extend the wildlife corridors within the site and connect into wider networks and increase biodiversity levels;
- Introduction of SuDS to include open standing water to increase aquatic habitat on site;
- Inclusion of species rich wildflower grassland within areas of open spaces to enhance the biodiversity of the site;
- Ornamental and native hedge planting to be planted in and around the proposed development to soften the effects of the built form;
- High quality mixed native tree and hedge planting will be planted in and around the proposed public open space and along the streets reflecting the street hierarchy and increase biodiversity and the aesthetics of the development;
- The link provided by existing public footpath (Burntwood 17) is to be retained and become part of the network of footpaths within the development that will provide permeability and connectivity to existing local networks;
- Proposals seek to not only aesthetically enhance the existing settlement edge of Burntwood but increase biodiversity levels and the recreational and ecological value of the site.

The landscape strategy has been taken into account when considering the mitigation for the identified potential adverse landscape and visual effects arising at the operational stage of the proposed development.

4.3 Landscape

Summary & Conclusions

The assessment of the potential effects on the landscape concludes that there will be an immediate major change in the character of the existing site where the proposed housing and associated infrastructure are introduced. There is potential for the identified adverse effects being mitigated over time as the landscape planting within the site matures to enhance the existing substantial green infrastructure network.

The setting of the site will remain relatively unchanged due to the benefit of the current existing landscape buffers along the site's eastern and northern boundaries. There is potential to enhance the boundaries on the western and southern perimeter. The access will be from Chorley Road to the east of the site and can be installed at a location of an existing field gate to reduce the necessary removal of any of the existing roadside vegetation to enable visibility and sight lines.

The proposed development is likely to have a negligible effect on the broad landscape character. The landscape proposals are also considered to potentially provide beneficial effects as they will reflect the native species of the surrounding landscape. The development proposals are consistent with the guidelines set out in the Landscape Character description for Landscape Type: Coalfield Farmlands.

The visual assessment has demonstrated that the proposed development will have some minor general effects on the immediate residential amenity of the properties on Chorley Road and The Crescent but the proposed development will be mostly visually contained behind a dense roadside and residential landscape buffer which will effectively screen most of the development from principal rooms.

The users of the public footpath networks will experience a range of effects from major for those travelling on Burntwood 17 through the site to moderate minor for those on the network on Gentleshaw Common and Burntwood 2. Generally, the effects to the visual amenity at time of completion are not considered to be greater than moderate and the residual effects are likely to reduce to moderate minor or negligible as the proposed planting introduced as mitigation matures.

The long to medium view range footpath network will experience negligible effects due to the existing settlements, landform and vegetation within the countryside and the development will be viewed in context of the existing settlement edge of Burntwood when viewed from the north.

In conclusion, the long term residual effects of the development are not likely to exceed moderate minor within the site boundary and not exceed minor elsewhere in terms of significance to the overall landscape and visual amenity. Potential adverse effects that have been identified to be present at the operational stage, especially on the site will be reduced and offset by the mitigation provided in the potential planting scheme.



4.4 Transport

Savoy Consulting have prepared a Transport Statement (TS) to support this Vision Document. It considers the impacts of the proposed allocation for housing on the surrounding highway network and has been prepared based on the advice set out in the Department for Transport, Communities and Local Government publication “Guidance on Transport Assessment” published in March 2007 and Staffordshire County Council’s Guidelines for Transport Assessments (TA).

It examines the operation of the local highway network and assesses its suitability to accommodate the traffic that would be generated by the proposed development. The sustainability of the site including its accessibility to local amenities is also examined.

Existing Conditions

The site lies on the north side of Chorley Road approximately 400 metres east of its junction with Rugeley Road.

An automatic traffic counter was installed on Chorley Road in March 2020 to record peak hour and daily traffic flows. Speed of traffic was also recorded.

	SUMMARY OF TRAFFIC SURVEY RESULTS	
	Northbound	Southbound
AM Weekday Peak	139 vehs	76 vehs
PM Weekday Peak	94 vehs	97 vehs
85th percentile speed (mph)	35.6	33.3

The table below summarises the results.
The Transport Statement concludes that the surrounding highway network has an extremely good safety record and background traffic flows are modest.



4.4 Transport

Proposed Allocation

Peak Hour Traffic Generation – a robust assessment of the likely traffic generation that could occur, if allocated was undertaken to establish representative values for the predictive traffic generation using previously agreed trip rates with Staffordshire County Council. They are set out below:

Peak Period	Trip Rates (per dwelling)			Traffic Generation (70 dwellings)		
	Arrivals	Departures	Two-Way	Arrivals	Departures	Two-Way
AM Peak	0.14	0.58	0.72	10	41	51
PM Peak	0.56	0.19	0.75	39	13	52

Applying these trip rates to a development of up to 70 dwellings results in a predicted two-way flow in the morning peak of 51 vehicles and in the evening peak hour of 52 vehicles – less than one extra vehicle movement per minute in the peak hours.

Site Access – a new priority T-junction would be constructed on Chorley Road, in full compliance with the Staffordshire Residential Design Guide.

Accessibility

The site has excellent access to a range of educational establishments, retail, community and health facilities within maximum recommended walking and cycling distance of the site. Local amenities are set out in the table xx (please insert table 5.1) It illustrates the distance from the site in metres and the average walking and cycling time to reach the destination.

Bus services – The number 62 Arriva Midlands North stops along the Rugeley Road, 400 metres from the site access. It runs between Cannock-Hednesford-Hazelslade- Chase Terrace Monday -Saturday.

The TA demonstrates that the site is within a 15 minute walk time or an 8 minute cycle journey of a range of amenities in this part of Burntwood. A regular bus service currently serves the area and are likely to be extended as well as their frequency increased as part of the Burntwood Local Transport Package. The site is situated within a sustainable location.

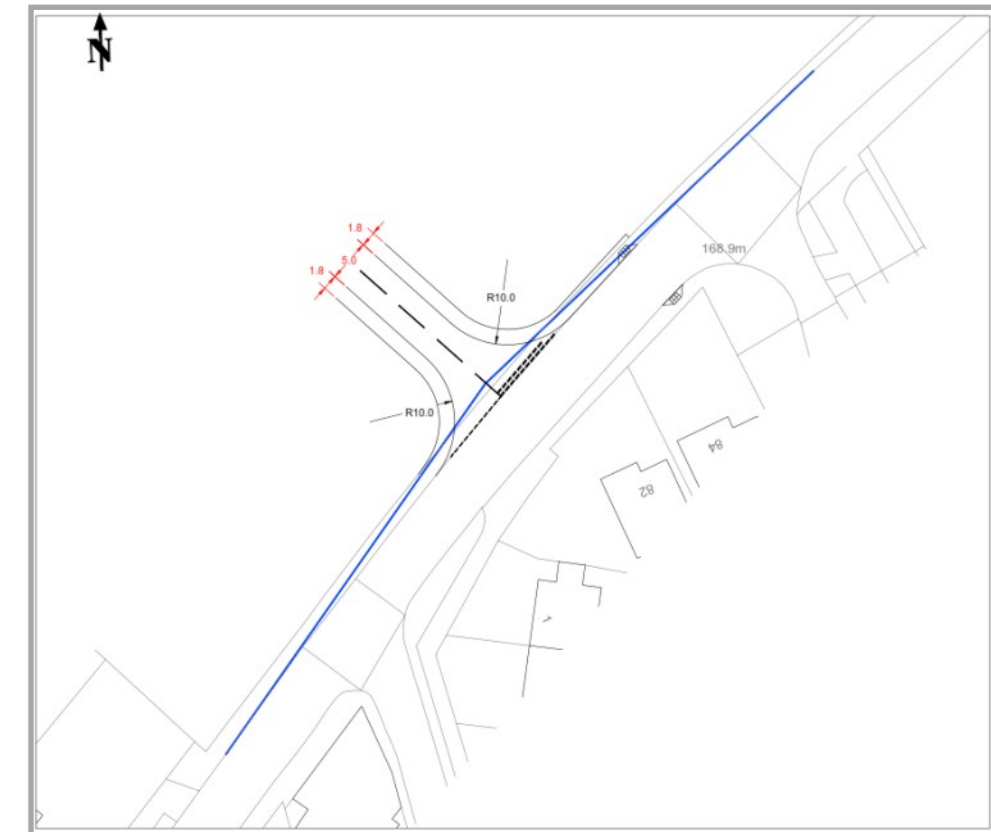


Figure: New Access Alignment



4.5 Flood Risk and Drainage

BSP Consulting have undertaken a full Flood Risk Assessment and Drainage Strategy for the site. It is based on approximately 120 dwellings and car park, access and landscaping.

The assessment draws together all relevant data from the Environment Agency, Severn Trent, British Geological Society, DEFRA MagicMap website and the Cranfield Soil and Agrifood Institute Soilscales website.

Flood Risk

The site lies wholly within flood zone 1, with less than a 1 in 1,000 year annual probability of flooding and is therefore suitable for residential development. The nearest watercourse to the site is Redmoor Brook, an ordinary watercourse, located approximately 125m to the north east of the site. There is no significant risk of flooding from fluvial sources. (Clare please insert figure 3.1 – Page 4 of FRA)

The site is also at very low risk of surface water flooding as indicated on the map shown here.

In terms of flood risk from ground water, the British Geological's survey of Britain mapping indicates that the site is situation upon bedrock geology. The Environment Agency Acquirer Designation Map identifies that the bedrock is classed as a Principal aquifer; geology that exhibit high permeability and/or provide a high level of water storage. The site is considered to be a low risk from flooding from groundwater sources.

Local sewers are operated and maintained by Severn Trent Water. Records indicate that the nearest sewer to the site is a 150mm diameter foul sewer located in Chorley Road, running in a north-easterly direction. A 200mm diameter combined sewer is located in Bells Lane. Both sewers run away from the site; should flooding occur from any of these sewers, flood flows would be unlikely to affect the site.

Climate Change - the implications of climate change should be taken account in relation to surface water drainage. Peak rainfall intensity for longer lifetime residential developments is estimated to increase between 20% and 40% as a result of climate change. As the site is within a developed area and there is potential for surface water runoff affecting adjacent residential development, any scheme should the 40% be applied to deal with the potential implications of climate change.



Figure: Chorley Road - risk of flooding from rivers and sea

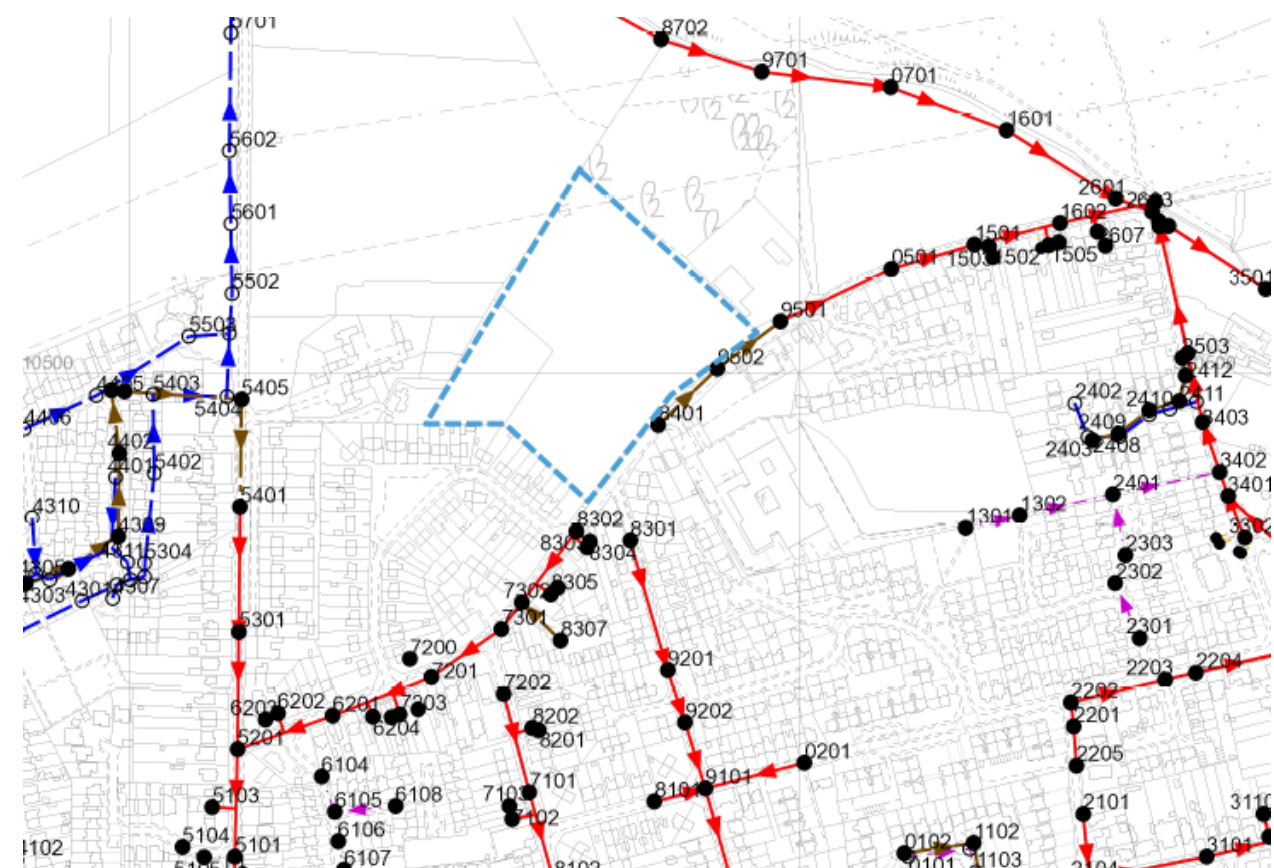


Figure: Sewer records

4.5 Flood Risk and Drainage

Drainage Strategy

It is unlikely due to the bedrock geology of the site that infiltration will be feasible. The close proximity of the Redmoor Brook means that it receives surface water from the site and could suitably continue to do so from the redeveloped site – this would require either a sewer run through third party land or along or adjacent to Chorley Road.

Runoff Assessment – The proposed surface water drainage system has been designed to accommodate the 1 in 30 year rainfall event without any surface water flooding and to be capable of retaining the 1 in 100 year plus climate change (40%) storm event on site without flooding any buildings.

Discharge rate will be restricted to pre-development discharge rate (14.5l/s)

It is likely that the proposed development will comprise an impermeable footprint of approximately 1.89 hectares and to maintain the discharge rate for all storms up to and including the 100-year return period with a 40% allowance for climate change, attenuation is required which provides approximately 1,111 cubic metres of surface water storage.

Where required, surface water discharge to a public sewer will be subject to agreement with STW and the new public sewer connections will be subject to a Section 106 (Water Industry Act 1991) application. Discharge to Redmoor Brook will be subject to agreement from the Lead Local Flood Authority.

Foul Water Drainage

A foul sewer connection will need to be sought to serve the proposed development. The nearest combined sewer available to receive foul flows is the 150mm public sewer located in Chorley Road – STW have confirmed that this has limited capacity and that a full internal Sewer Capacity Assessment would be required. Alternatively, a 225 mm diameter combined sewer running approximately 125 m to the northeast of the site could suitably accept foul flows from the site, but would be subject to crossing third party land.

Off-site Impacts

The proposed development surface water will discharge at reduced rates via the provision of attenuation and therefore bring about improvements to the existing surface water regime in the area and will not increase flooding adjacent to or downstream of the site for the lifetime of the development.

Recommendations

The finalised scheme for the site should include the following recommendations to ensure flood risk is minimised:

- For the disposal of foul water, the proposed development should seek to connect to the 225mm diameter combined sewer to the north east of the site. Alternatively, a connection to the 150mm foul sewer in Chorley Road can be accepted, subject to STW capacity assessment.
- The proposed surface water drainage system should be designed to accommodate the 1 in 30 year rainfall event without any surface water flooding and should be capable of retaining the 1 in 100 year plus climate change (40%) storm event without flooding any buildings.
- Surface water runoff should discharge to Redmoor Brook.
- Surface water run off should be restricted to 14.5l/s for all storms up to and including 100 year plus 40% climate change return periods. In order to achieve this discharge an attenuation volume of 1,111 cubic metres will need to be provided.



4.6 Archaeology

RPS have completed a heritage assessment of the site to inform the production of a masterplan. It has determined that there are no designated heritage assets on the site, nor are there any potential setting impacts upon designated or non-designated heritage assets outside of the site.

Roughly half of the eastern portion of the site (1 hectare) has been quarried for gravel and therefore contains no archaeological potential and so the assessment has concentrated on the unquarried element of the site.

The assessment comprises an examination of evidence in the Staffordshire Historic Environment Record (HER), the Staffordshire Record Office and online resources, Lichfield District Council and a site visit.

Designated Heritage Assets

There are no Scheduled Monuments, Conservation Areas, Registered Battlefields or Parks and Gardens within the study site or the wider search area. The nearest Scheduled Monument is a moated site and bloomery in Courtbanks Covert located 1.2m north-west of the site.

There is one Listed Building within the search area; the Grade II listed Chase Terrace and Boney Hay War Memorial located 650m south-west of the site.

Due to intervening residential development and mature planting, there is no inter-visibility between any of the designated heritage assets and the site. There is no evidence of a historic functional association between any of the identified designated assets and the site. None of the designated heritage assets are potentially sensitive to development within the site.

Archaeology

No intrusive work has been carried out within the site or wider area but the site lies within the mapped polygons of an archaeological field survey and aerial survey of Cannock Chase. Both of these recorded monuments, including earth works, trackways and hollo ways, but no monuments were recorded within the study site.

There are 16 remains relating to post Medieval and Modern periods as follows:

Coney Lodge Farm (57077) a farmstead is located to the north-western boundary of the site. The HER states that this may date from the later 18th Century and farmhouse some later ranges appear to be extant.

Coney Mill (50583) is a former watermill and is located 200 metres north-east of the site and last depicted on a map from 1883.

The site of a mill pond (50584) associated with Coney Mill, located 100m north-east of the site is known from documentary evidence. The pond was extant in the late 18th and 19th centuries and had been filled in by 1880.

An area of extensive earthworks (05496) is recorded within Gentleshaw Common, including banks and ditches, enclosures and ridge and furrow of probable Post-Medieval date. Some of these still survive are the closest ones are located 200 m north and north-west of the site.

The historic settlement core of Burntwood is not recorded in the HER, but a settlement was established at Burntwood by 1570, 2.5km south-east of the site.

A map review (dating as far back as 1861) demonstrates that the site has remained in agricultural land through most of the post-medieval/modern period and the its potential for significant post-medieval/modern archaeology is therefore considered to be low.

Assessment of Significance

The eastern half of the site has been extracted for gravel and therefore retains no potential for archaeological remains.

Based on the general paucity of archaeological records within the site and surrounding area, the remainder of the site is considered to have a negligible potential for significant archaeological remains or all periods. Any remains would be significant for their evidential value and likely be of local importance depending on their potential to contribute to relevant research.

The report confirms that no further archaeological works will be necessary to safeguard heritage interest in the site and that there are no heritage constraints to the development of the site as proposed.

4.7 Minerals

Georisk have prepared a Mineral Assessment Report to inform the development of the site which forms part of a wider Mineral Safeguarding Area (MSA) for building stone in order to assess if the mineral resource is likely to ever achieve planning permission to be worked (both on and adjacent to the site), given the site setting and prevailing circumstances, so as to prevent unnecessary sterilisation of mineral resources.

Mineral Planning Policy

The safeguarding on non-renewable resources for the benefit of future generations, such as minerals is considered to be an aspect of sustainable development. Paragraph 204 of the NPPF requires mineral resources to be safeguarded by defining Mineral Safeguarding Areas; and appropriate policies to be adopted so that known locations of specific mineral resources of national and local importance are not sterilised by non-mineral development.

The adopted mineral planning policy is contained in The Minerals Local Plan for Staffordshire (MLPS), which was prepared by Staffordshire County Council – adopted in 2017 to cover the period until 2030.

The relevant mineral safeguarding policy is policy 3 – this sets out the criteria that would need to be satisfied in order for non-mineral development to be acceptable in a MSA.

Policy 3.2 states that non-mineral development should not be permitted until the prospective developer has produced evidence prior to determination of the planning application to demonstrate:

- A) The existence, the quantity and the value of the underlying or adjacent mineral resource; and
- B) That proposals for non-mineral development in the vicinity of permitted mineral sites or mineral allocations would not unduly restrict the mineral operations.

Policy 3.3 states that non-mineral development should not be permitted unless it has been demonstrated that :

- A) The non-mineral development is temporary and does not permanently sterilise the mineral; or
- B) The material planning benefits of the non-mineral development would outweigh the material planning benefits of the underlying or adjacent mineral; or
- C) It is not practicable or environmentally acceptable in the foreseeable future to extract the mineral.

Site Suitability

The site lies within a building stone resource of Staffordshire (Sherwood Sandstone Group). Georisk consider the main constraints to mineral development on the site are:

Access

This is likely to be via Chorley Road. Access would need to accommodate regular HGV; any potential junction would be of a significant scale which could have severe impacts on existing hedgerow and tree loss. Whilst the Chorley Road may technically be suitable for HGV movements, a significant increase of such vehicles may not be appropriate given the presence of Boney Hay Community School to the south of Chorley Road and the proximity of existing residential properties.

Furthermore, it is likely that HGVs would require access to the motorway network and to do so, they would potentially have to travel through Burntwood, which could be sensitive to large numbers of HGVs.



4.7 Minerals

Air Quality

There is the potential for the following air quality impacts as a result of mineral extraction:

- Fugitive dust emissions associated with extraction works on site;
- Re-suspension of dust from local road surfaces;
- Road traffic exhaust emissions associated with vehicles travelling to and from the site

These may occur throughout the operation and could cause impacts at sensitive locations.

Ground Conditions

it is evident that quarrying of sand and gravel took place across much of the north-eastern half of the site during the mid 20th Century. These quarrying operations have ceased and resultant voids filled.

The Made Ground in these areas would need to be removed to access minerals – resulting in large excavations and high initial costs to dispose of the unsuitable, and potentially contaminated material to a suitably licenced waste disposal facility. Due to the depth of excavation required, it is likely that a significant easement would be required to protect the adjacent road infrastructure and residential properties from slope instability.

Glaciofluvial deposits consisting of clayey/silty sand and gravel were encountered in the western half of the site – they would require a washing plant to remove ‘fines’ fraction in the sand and gravel in order to meet national specifications for building materials.

Construction of a separate silt lagoon or silting into a flooded quarry void results in very long term liabilities for restoration and after use and is not conducive to follow-on build development.

The underlying Helsby Sandstone formation is also safeguarded for its use as building stone. However, based on the intrusive investigation, it is considered to be present at a significant depth beneath the made ground and/or glaciofluvial deposits and as such is not considered to be economically viable to extract. Extraction of minerals beneath the site would also require a source of water – the nearest source of water is 180m to the north-west of the site – pumping of the groundwater may be required. This activity is likely to be detrimental to ground stability.

Land Ownership

Any potential for mineral extraction would be dependant on the willingness of the owners to put forward their land for such development.

Residential Amenity

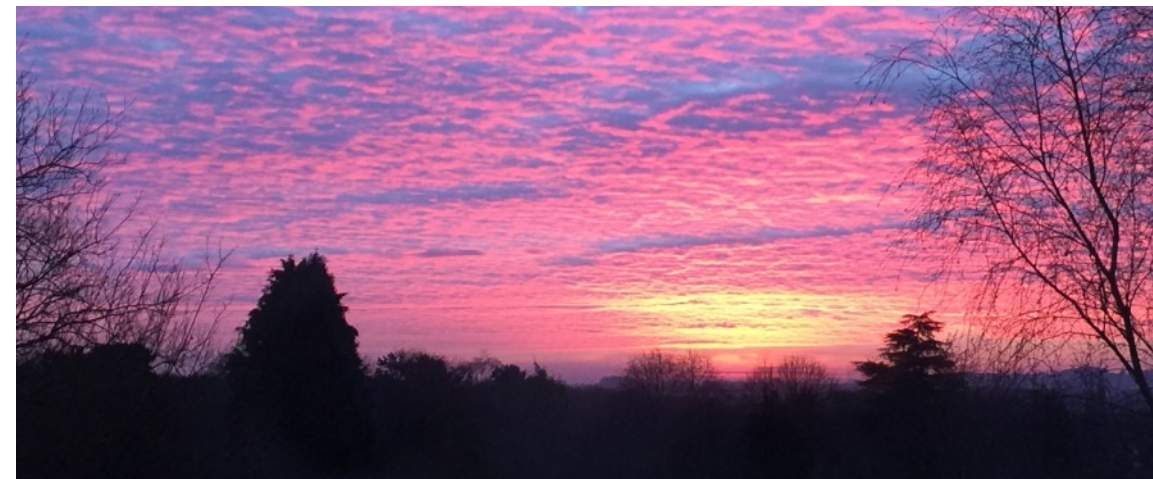
The site adjoins residential properties and is within 50 m of Boney Hay school to the south-east. Although there is no statutory guidance of minimum working distances of mineral sites from houses, the proximity to housing would present a significant consideration for any future mineral working proposal in terms of impacts from noise, dust, air quality, traffic and visual intrusion.

Topography

Would require restoration and infilling with inert materials which would require a waste recovery or disposal permit.

Conclusion

The assessment concludes that the issues identified above has confirmed that the exemption requirements of policy 3 of the MLPS have been engaged and that it is not necessary to undertake prior extraction in advance of the proposed residential development.





Concept Masterplan

5.1 Concept Masterplan

Key

The site is largely unconstrained, and represents a suitable opportunity for incremental and sustainable growth directly adjacent to the northern edge of the settlement boundary at Burntwood. The site is well contained by built form and infrastructure at two edges (the Chorley Road and residential dwellings within The Crescent) and is considered to be a natural and logical extension to the settlement.

- The design approach utilises the setting of the site's natural features, together with an appropriate response to key characteristics of the surroundings to create a sympathetic development which is deliverable.
- The constraints plan identifies the existing built form, the Chorley Road and the existing site access, the route of a public footpath running through the site, the topography of site as well as areas of the site that should be precluded from development. The hedgerow along the western boundary and eastern boundary, the footpath and an area of steep embankment within the eastern section of the site are highlighted on the plan.
- The parameters plan illustrates how access into and through the site could be developed. The principal vehicular route would wind through the centre of the site and the public footpath diverted to continue pedestrian links from the Chorley Road through the site and into the adjoining land. It illustrates new hedgerow planting provided to ensure the provision of robust boundary form an effective buffer to existing residential properties within the Crescent and be soften the edges of the site to the north into open countryside.
- The parameters plan indicates the highest point of the site and stipulates that dwellings would be up to 10.5 m high.
- A play area and attenuation basin is provided within the wildflower meadow. The parameters plan illustrates that the a development of 47 units could be provided at 37 dwellings per hectare with policy compliant amenity green space and children's play.
- The final plan is the proposed concept masterplan for the site This demonstrates how the site could be developed to take account of site constraints, policy requirements and the character of the area. The layout provides a mixture of house types to accommodate a wide range of unit sizes, which can be amended to suit the identified need as necessary.



Extract from Proposed Constraints Plan



Extract from Proposed Parameters Plan

Concept Masterplan



6.0 Deliverability

Paragraph 73 of the NPPF requires local planning authorities to identify and update annually a supply of specific deliverable sites sufficient to provide five years’ worth of housing against their objectively assessed housing need.

Accordingly, it is important that those strategic sites to be allocated in Lichfield’s Local Plan Review are deliverable, and have the potential to commence development within the first five years of the plan period and beyond.

This is a key requirement of paragraph 67 of the National Planning Policy Framework (NPPF), and when considering the overall ‘soundness’ of the Local Plan.

The site appears in the Strategic Housing Land Availability Assessment (SHLAA) 2019 as Site 284. It concludes that:

The site is suitable for development – outside of settlement boundary but located adjacent to Burntwood which is identified as a key sustainable settlement. Close proximity to public transport route, services and facilities and adjacent to residential uses.

The site is available for development – site has previously been promoted with no known constraints to development. doing so, it will make a valuable contribution to Lichfield’s housing land supply and deliver much needed market and affordable housing in Burntwood.

‘To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years.’

NPPF

Extract from SHLAA 2019

SHLAA ID: 284	Location: Land north of Chorley Road		Settlement: Burntwood	Ward: Boney Hay
ELAA ID: n/a	Planning reference: n/a	Source: Submission	Potential use: Residential	
Total site area (Ha): 2.82	Net developable area (Ha): 1.69	Density rate applied (dph): 30	Potential dwelling yield: 51	
Yield note: 30 dph @ 60% net developable area.				
Suitable? Yes	Suitability notes: Outside of settlement but is located adjacent to Burntwood which is identified as a key sustainable settlement within the adopted Local Plan. Burntwood identified as key settlement within emerging Local Plan Review. Close proximity to public transport route, services and facilities. Adjacent to residential uses. Within Green Belt. Within Forest of Mercia area. Grade 3 agricultural land. Within Cannock Chase SAC zone of influence Possibility of groundwater flooding. AONB within 1km. SSSI within 1km. BAS within 1km. TPO's adjacent to site. Within area with possibility of coal subsidence. Part within mineral safeguarding area. Within Burntwood neighbourhood area.			
Available? Yes	Availability notes: Site has been promoted previously by the owner/agent.			
Achievable? Yes	Achievability notes: No known constraints.			
When is site likely to come forward: 6-10 years				
SHLAA category: Developable				

7.0 Conclusion

This Vision Statement has demonstrated that the site is unconstrained, available and deliverable over the next 5 years.

In doing so, it will make a valuable contribution to Lichfield's housing land supply and deliver much needed market and affordable housing in Burntwood.

The site is available now, offers a suitable location for development now, is achievable with the potential for housing to be delivered on the site within five years, and is viable.

Accordingly, for the reasons set out within this Vision Statement, Cerda request that the site be allocated as a residential land site in the Local Plan Review.

bhb
architects

bsp
CONSULTING

pgla

aspect ecology

rps

More than a planning consultancy

Cerda Planning Limited

Vesey House

5 - 7 High Street

Sutton Coldfield

B72 1XH

0121 748 1620

office@cerda-planning.co.uk

cerda-planning.co.uk