Neighbourhood Plan
Shenstone | Stonnall | Little Aston

The following policies relate to planning decisions directly influencing the numbers, types and fabric of buildings.

Green Belt

Existing Policy

POLICY GB1: PROTECTION OF GREEN BELT BOUNDARIES

Development of new buildings within the Green Belt in the neighbourhood area shall generally be considered to be inappropriate. The National Planning Policy Framework sets out those uses which are considered to be appropriate within the Green Belt.

The only general exceptions shall be uses that are considered appropriate for the Green Belt. This includes provision of appropriate facilities for outdoor sport and outdoor recreation. Positive planning proposals which look for opportunities to provide access into green belt areas as well as opportunities for sport and recreation will generally be supported.

HOUSING

Existing Policy

POLICY H1: DWELLING MIX

Residential developments must provide a mix of dwelling sizes (market and affordable) that fall within the following ranges:

- **1-bed dwellings: 5-10% of all dwellings**
- **2-bed dwellings: 35-45% of all dwellings**
- **3-bed dwellings: 35-45% of all dwellings**
- **4+-bed dwellings: 10-15% of all dwellings**

An alternative dwelling mix will only be permitted where it is demonstrated that the above mix would fundamentally compromise the viability of the scheme, taking into account other requirements of the scheme.

Residential infill and backland development

Existing Policy

POLICY H2: RESIDENTIAL INFILL AND BACKLAND DEVELOPMENT

All residential infill and backland development within the built-up area of Shenstone should reflect the character of the surrounding area and protect the amenity of neighbours. It should reinforce the uniformity of the street by reflecting the scale, mass, height and form of its neighbours.

Development proposals will be expected to:

- **ensure that they do not lead to over-development of a site; and**
- **avoid the appearance of cramming; and**
- **demonstrate that development is of a similar density to properties in the immediate surrounding area (this is particularly the case for applications for two or more dwellings on a site currently or previously occupied by a single property); and**
- **ensure that new buildings do not adversely affect the residential amenity of neighbouring properties by virtue of overshadowing; and**
- **ensure that it does not unacceptably reduce the level of existing private amenity space provision for existing residential properties; and**
- **provide appropriate parking and access arrangements, both for the new development and existing properties where they would be affected.**

Design of residential development

Existing Policy

POLICY H3: DESIGN OF RESIDENTIAL DEVELOPMENT

Housing development which creates at least one new dwelling or extends an existing dwelling (where a planning application is required), must demonstrate how the design of the dwelling(s) is in keeping with the predominant architectural style of the residential properties in the immediate surrounding area

Residential amenity space

Existing Policy

POLICY H4: PROVISION OF PRIVATE AMENITY SPACE TO SERVE RESIDENTIAL DEVELOPMENT

Residential development proposals shall be expected to provide adequate private amenity space to serve each property. Such proposals must demonstrate that they have complied with any district wide design code policy or Supplementary Planning Document on design matters that has been prepared by Lichfield District Council.

Solar Panels

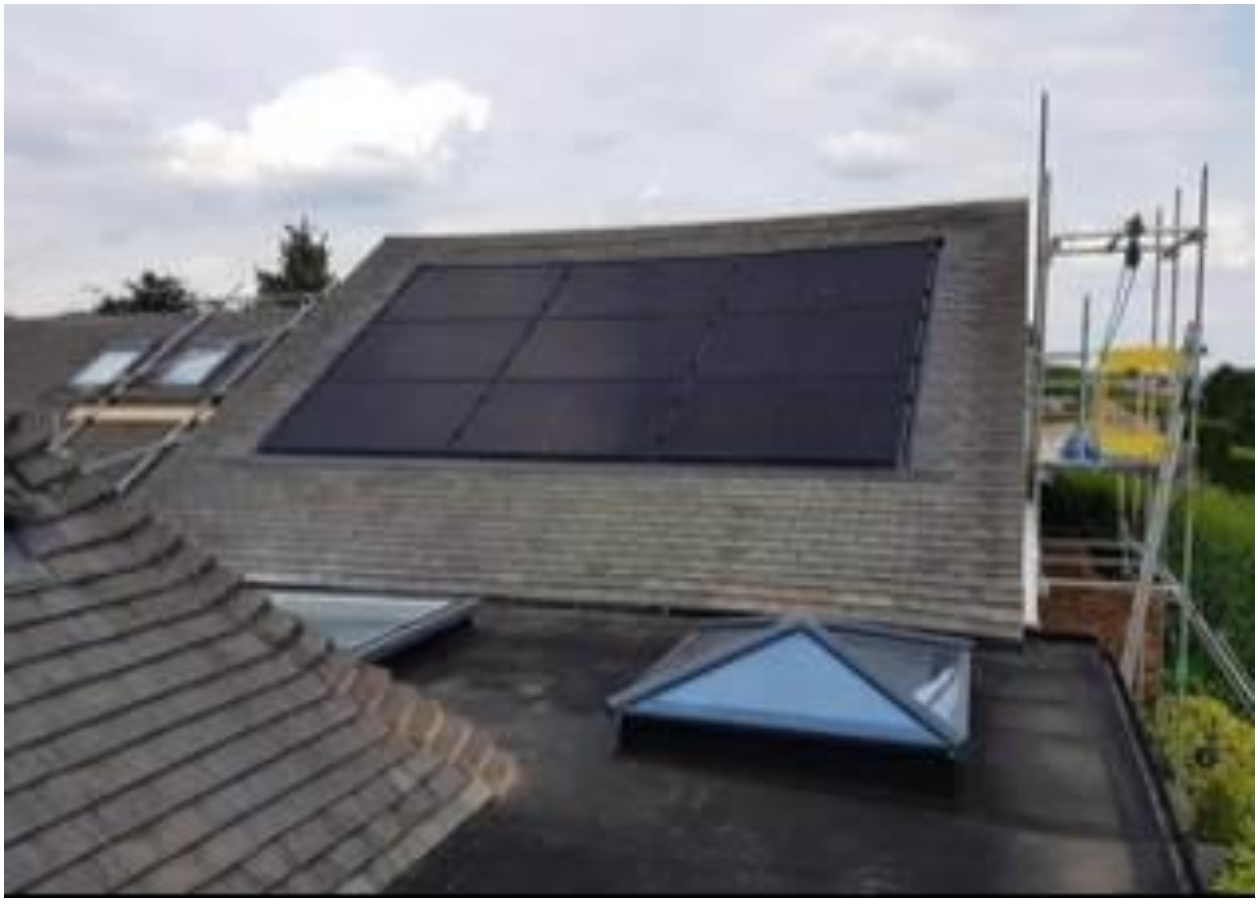
New Policy

As identified in Policy LAS9, it is imperative that all development, be it new build, refurbishments, extensions or re-builds, seeks to minimise its energy footprint and maximise the energy it uses from renewable sources. Solar energy capture via solar panels is one of the easiest ways this can be achieved. For heritage buildings (listed buildings and non-designated heritage assets) and development in conservation areas, it is important that development proposals conserve and enhance the historic environment.

Similarly, modern designs of heritage-sensitive double glazing are extremely slimline and are far more in keeping with heritage buildings that in the past. Proposals for the use of such windows instead of the traditional approach of replacing single glazed windows with similar windows is supported.

POLICY H5: PROVISION OF SOLAR PANELS IN SHENSTONE CONSERVATION AREA

In order to mitigate emissions that worsen climate change, the sensitive retrofitting of energy efficiency measures in historic buildings will be encouraged, including the retrofitting of listed buildings and buildings in the Shenstone Conservation Area, provided that it safeguards the historic characteristics of these heritage assets. This could include heritage-sensitive slimline double glazing where it is demonstrated that such interventions would not result in harm to the significance of listed buildings or the character and appearance of the Conservation Area.



Land at Shenstone Business Park

Existing Policy

POLICY HA1: LAND AT SHENSTONE BUSINESS PARK , LYNN LANE

Planning permission will be supported for mixed use development on 2.4 hectares of land at Shenstone Business Park and Birchbrook Industrial Estate, Lynn Lane, subject to the following criteria:

- **the provision of approximately 50 dwellings;**
- **the provision of a range of dwelling types and in accordance with Policy H1 of this Plan; and**
- **the provision of a minimum of 1,000m² of Class B1 office/light industrial floorspace (ensuring that parking provision is in line with Policy MO4) which must be delivered before at least 75% of the residential dwellings are completed and occupied;**
- **the provision of green space within the site, possibly as communal gardens; and**
- **the introduction of landscaping on both the eastern, northern and western boundaries of the site, and in particular where residential development is located close to existing industrial or porposed new B1 office/light industrial floorspace; and**
- **step-free pedestrian access to the western platform of Shenstone railway station (in line with Policy MO1);**
- **the provision of appropriate vehicle access into the site from Lynn Lane**

Provision of the following will be strongly supported and are required, subject to their impact on the viability of the proposals:

- **safety barriers separating pedestrians from vehicular traffic along the Lynn Lane bridge;**
- **overflow parking for users of Shenstone railway station (in line with Policy MO2); and**
- **access to existing footpaths and public rights of way to the south of the site; and**
- **the opening up of the Footherley Brook as a green corridor for wildlife and, if appropriate, public access.**

Inappropriate development should be directed away from the area of the site classified as Flood Zone 3.

Minimising the environmental impact of development

Existing Policy

POLICY GSC3: MINIMISING THE ENVIRONMENTAL IMPACT OF DEVELOPMENT

Development proposals should be sustainably designed to a high quality with a requirement for environmental and biodiversity enhancement to maintain and improve the quality of the landscape.

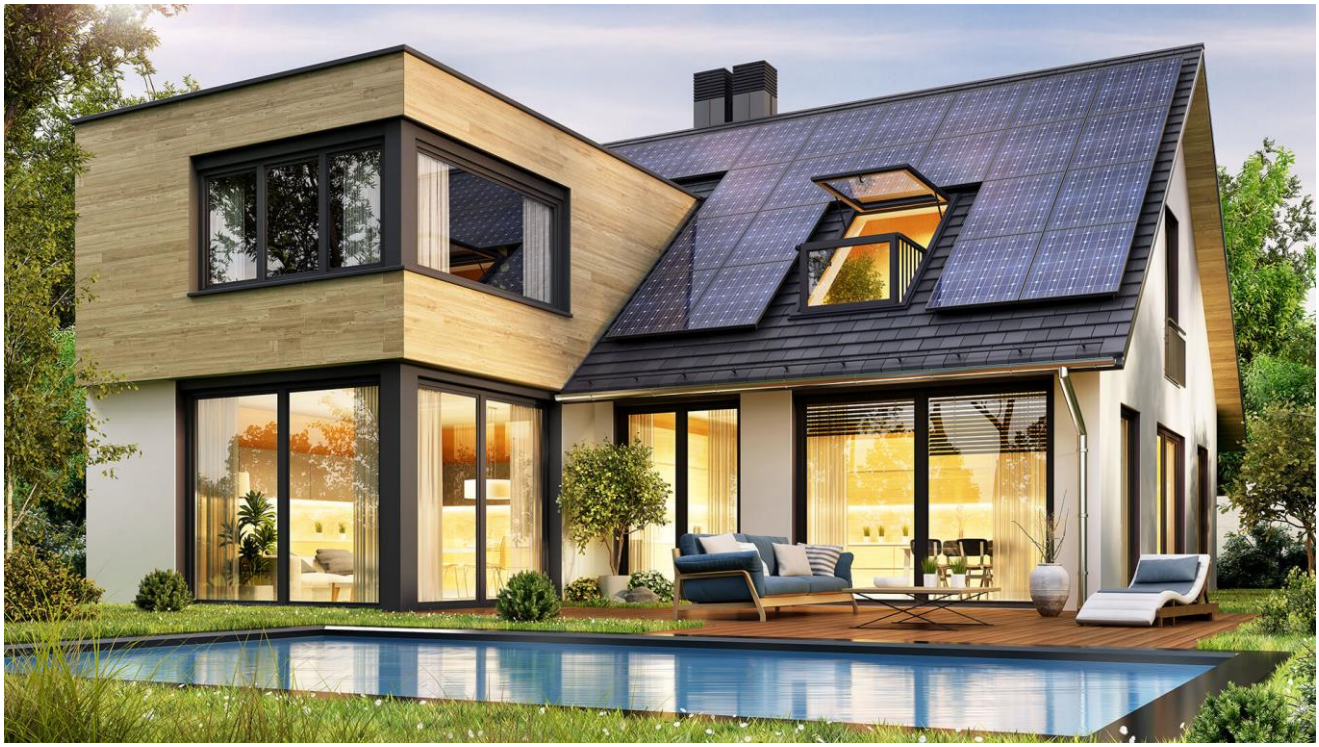
Proposals which affect well-established features of the landscape, including mature trees, species-rich hedgerows and ponds must demonstrate how any impact has been minimised and include appropriate mitigation measures.

If there is significant loss of other trees and shrubs as part of development, then new provision will be expected elsewhere on the site.

Development adjacent to the existing built-up area boundary of Shenstone must demonstrate that it will not have a detrimental impact on the surrounding landscape.

All developments must demonstrate that they would not have other detrimental environmental effects, specifically in relation to noise and air pollution.

Developments that demonstrate the provision of energy saving measures in the design of buildings will be supported. This could include contributions towards the provision of community energy projects.



Wildlife Friendly

New Policy

The design of individual buildings and of neighbourhood scale green and open spaces, including private gardens, will help to ensure that existing habitats present in Little Aston can thrive and a range of new habitats can be created. This is in line with the requirement of the Environment Act 2021 for all new development (excluding small householder proposals) to achieve net biodiversity gain of at least 10%.

Planting is an important aspect of development and habitat creation. Not only does a well-considered planting scheme provide high quality landscaping, it is a fundamental aspect of enhancing biodiversity that otherwise would be lost.

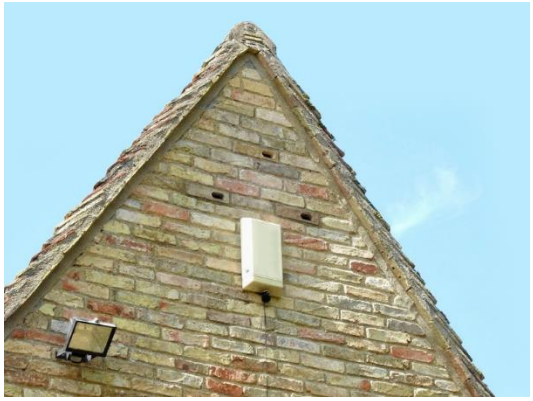
Protecting species present in the area is also important and development is encouraged to be informed by the full list of considerations in Natural England's 'Green Infrastructure Framework 2023'

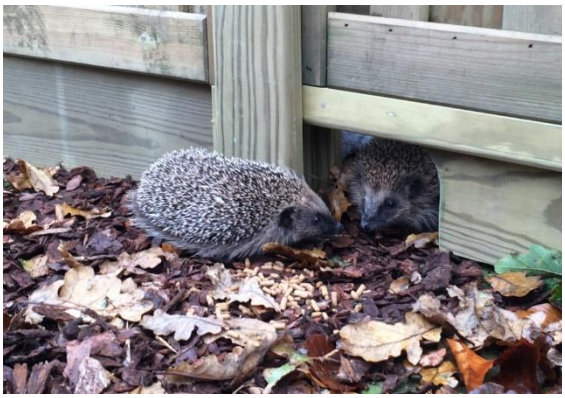
POLICY GSC4: WILDLIFE-FRIENDLY DEVELOPMENT

All development proposals should aim to protect existing habitats and species, including hedgerows and mature trees. In particular, developments required to deliver measurable biodiversity net gain (a minimum of 10%) and that propose the removal or reduction of existing habitats will be expected to deliver biodiversity net gain on site.

The incorporation of design features into new development that encourages local wildlife and biodiversity to thrive will be supported.

As appropriate to their scale, nature and location, development proposals should be designed to retain trees, shrubs and hedgerows of arboricultural, habitat and amenity value on-site and to conserve and enhance connectivity to the wider green and blue infrastructure networks. Where practicable, any new planting should consist of native species of trees, shrubs and grasses and should be designed in a way that would allow their use as stepping stones for wildlife.





Energy Efficiency

New Policy

In order for built development to make a meaningful contribution towards achieving net zero by 2050, development needs to go as far as possible to minimise energy use and maximise efficiency. New development is therefore encouraged to ensure that new properties are designed so that they are ready to receive the technologies that are crucial to minimising their energy use, e.g. underfloor heating to increase the effectiveness of heat pumps, orientated south to maximise the potential from solar panels if installed, etc. Technological advances are coming on to market all the time (e.g. there are now solar panels which incorporate refrigerant filled coils on the back that can be connected to the equivalent of a ground source heat pump) and therefore policy must facilitate the appropriate adoption of the best technologies available at the time.

POLICY GSC5: LOW ENERGY AND ENERGY EFFICIENT DESIGN

To mitigate emissions that worsen climate change it is essential that all buildings in Shenstone parish minimise energy use and emissions and maximise energy efficiency and the use of renewable energy to meet their needs.

All new buildings, conversions, extensions, retro-fits and refurbishments in Shenstone will demonstrate how they have been designed to incorporate measures to adapt to climate change. The following measures shall be incorporated into development:

- **Wherever possible, new buildings shall be orientated to maximise the opportunities for both natural heating and ventilation, reducing exposure to wind and other elements and energy from solar and other installations on roofs;**
- **Proposals involving both new and existing buildings shall demonstrate how they have been designed to maximise resistance and resilience to climate change for example by including measures such as solar shading, thermal mass, heating and ventilation of the building and appropriately coloured materials in areas exposed to direct sunlight, green and brown roofs, green walls, etc.**
- **Use of trees and other planting, where appropriate as part of a landscape scheme, to provide shading of amenity areas, buildings and streets and to help to connect habitat, all designed with native plants that are carefully selected, located and managed so they are adaptable to meet the predicted changes to the climatic conditions; and**
- **All development shall minimise surface water runoff to prevent off-site flooding through the design of a suitable SuDS-based drainage system and shall incorporate sufficient mitigation and resilience measures for any likely increase in flood risk that may occur due to climate change.**