

# PROPOSED RESIDENTIAL DEVELOPMENT

## LAND NORTH OF RAKE HILL, BURNTWOOD, LICHFIELD, STAFFORDSHIRE

Hourigan Planning is preparing an outline planning application (all matters reserved except access) on behalf of Anwyl Land Limited in relation to a proposed residential development on land north of Rake Hill, Burntwood.

We are now undertaking a period of consultation on the draft proposals so that neighbours and businesses have an opportunity to engage in the process prior to an outline planning application being submitted. Comments received will be used to inform and refine the outline planning application before it is submitted to Lichfield District Council.

Once the application is submitted, interested parties will have another opportunity to make representations directly to the Council.

### Illustrative Development Framework Plan

**ANWYL**  
LAND

**HOURIGAN**  
PLANNING





# PROPOSED RESIDENTIAL DEVELOPMENT SUMMARY OF PROPOSALS

- Development of a Grey Belt site for the provision of circa 225 new dwellings, including 43% affordable housing.
- Significant areas of public open space complemented by substantial new landscape planting. The illustrative layout also includes the provision of two equipped play areas as well as an additional trail with natural play areas and trim trail stations.
- Proposed network of new footpaths throughout the site to link into existing pedestrian infrastructure in the area creating a very accessible development.
- There is no need to divert the existing Public Right of Way (PRoW) through the site, and the inclusion of a central green corridor preserves the character of the PRoW.
- Significant areas of Public Open Space in the east of the site preserves the setting of the Heritage Assets in this area.
- Opportunity to deliver biodiversity improvements, with the development delivering at least 10% Biodiversity Net Gain.
- All new homes will be energy efficient and will be provided with an electric vehicle charging point.
- The proposals will deliver a Sustainable urban Drainage Scheme (SuDS) to deal with surface water.



## HOW TO COMMENT

**The consultation period will be open until midnight on 18 January 2026**

Further information is available to view on the Hourigan Planning website including an Illustrative Development Framework Plan, access drawings and a 'Frequently Asked Questions' Sheet - [www.houriganplanning.com/consultations/](http://www.houriganplanning.com/consultations/)

Please submit comments by post or email:

- ✉ [hello@houriganplanning.com](mailto:hello@houriganplanning.com) (using "Land north of Rake Hill, Burntwood Consultation" as the subject line).
- ✉ Land north of Rake Hill, Burntwood Consultation, Hourigan Planning, 10th Floor Chancery Place, 50 Brown Street, Manchester M2, 2JG.

**Please note: Comments received will be summarised on a topic basis in the Statement of Community Involvement which will be submitted with the forthcoming planning application. No personal details will be made public.**