

Proposed Residential Development Land north of Rake Hill, Burntwood, Lichfield, Staffordshire

Frequently Asked Questions – Pre-Application Public Consultation

1. What is the purpose of this consultation?

Hourigan Planning (Chartered Town Planners) is preparing an outline planning application on behalf of Anwyl Land Limited for a proposed residential development together with vehicular access, public open space and associated works and infrastructure.

We have been instructed to notify neighbouring homes and businesses, and other interested parties such as Ward Councillors, Burntwood Town Council and the County Councillor that a planning application is currently being prepared.

We are now seeking feedback from the local community on the draft proposals.

Feedback received from this current consultation will inform the preparation of the scheme before it is finalised and an outline planning application is submitted to Lichfield District Council.

2. When will you be submitting the planning application?

We plan to submit the planning application to the Council in the first Quarter of 2026 following the closure of the consultation period and once we have had a chance to properly consider all comments received.

Whilst positive discussions have been held to date with Officers of the Council, we will also be submitting an Environmental Impact Screening Opinion request to the Council very shortly to determine whether an Environmental Impact Assessment (under the terms of the Environmental Impact Assessment Regulations) is required in the Council's view. It should be noted that this process is not a planning application but it is part of the regulatory regime for proposals in excess of 150 dwellings.

3. What is the proposed scheme?

We are proposing to submit an outline planning application with all matters reserved save for means of access. This means that we are seeking only to formally establish the principle of residential development and the details of how the site would be accessed by vehicles and cycles. Matters that will be reserved are:

- **Appearance** - aspects of a building or place which affect the way it looks, including the exterior of the development.
- **Landscaping** - the improvement or protection of the amenities of the site and the surrounding area, this could include planting trees or hedges as a screen.
- **Layout** - includes buildings, routes and open spaces within the development and the way they are laid out in relation to buildings and spaces outside the development.
- **Scale** - information on the size of the development, including the height, width and length of each proposed building.

Outline permissions cannot be implemented until a subsequent reserved matters application(s) has been submitted and approved by the Local Planning Authority. Notwithstanding the outline nature of the scheme, an Illustrative Development Framework Plan has been prepared which articulates how the site could be developed. This plan shows the following key elements:

- A substantial area of open space is provided in the eastern part of the site, as well as along the northern boundary which provides an undeveloped buffer which will soften the boundary between the residential development and the countryside beyond it. This will provide an area of open green space for recreational use. The open space to the east additionally helps preserve the setting and character of the Listed buildings located close to this section of the site, these being the Grade II Listed 32 and 34 Rake Hill, and Rake Croft.
- As shown in the Illustrative Development Framework Plan the scheme is intended to be highly permeable from a pedestrian and cycling perspective. Notably there is no need to divert the Burntwood 1 Public Right of Way (PRoW) which can be retained along its current alignment and set within a green corridor of open space adjoining built development and providing a transition to the countryside further north.
- Furthermore, pedestrian and cycleways along the northern and eastern areas of Public Open Space will be accompanied by an area of play central to the site, along with the potential for a trail with a number of small natural play areas and trim trail stations.
- As shown in the Illustrative Development Framework Plan, the layout of the scheme has been shaped by the site influences and opportunities. Development blocks ensure that existing trees and hedges on site are retained wherever possible.
- Land along the northern, eastern and southern boundaries of the site and curtilage of the development blocks, together with other land in the applicant's control (further to the north as shown delineated in blue) may also be used for biodiversity improvement measures and in that respect the scheme will achieve at least 10% Biodiversity Net Gain (BNG) in line with the provisions of the Environment Act.

For the avoidance of any doubt this proposal is not intending to develop the land delimited in blue in the accompanying Illustrative Development Framework for housing.

- In terms of surface water management, the existing geology may allow for infiltration (soakaways); if that is not feasible for either the whole or part of the development the proposals will deliver a Sustainable Urban Drainage Scheme in the north of the site with swales attenuating surface water runoff from the development to appropriate rates (as will be agreed with statutory consultees).
- In the event that surface infiltration or a connection to the existing surface water drainage network is not feasible surface water will be discharged to Redmoor Brook. However as noted above the rate of discharge will be controlled. The proposed surface water drainage solution will ensure that (accounting for climate change) the development does not increase the risk of flooding elsewhere. The proposed swales are also likely to have biodiversity benefits.

The Number of Dwellings, Density & House Sizes

The application site boundary extends to 14.50 hectares. However only 6.24 hectares (43%) is shown in the Illustrative Development Framework for residential development.

We envisage that the developable area would be built at circa 36 dwellings per hectare which would yield circa 225 new homes. It is envisaged that the development would predominantly comprise two-storey homes in a mix of house sizes and number of bedrooms potentially ranging from 1 to 5 beds.

Affordable Homes

The current requirements under the Local Plan is for the scheme to deliver 28% affordable housing (equivalent to 63 affordable homes if 225 dwellings were delivered). However as the site is being promoted as a Grey Belt site and in order to meet the Golden Rules (see further details below) governing such development the applicant is required to deliver affordable housing 15 percentage points higher than the prevailing rate. Accordingly this is a scheme that is proposing 43% affordable housing (equivalent to 97 affordable homes if 225 dwellings were delivered)

Access & Transport

The vehicular access has been positioned to the north western corner of the site off Meg Lane. The new access will necessitate the realignment of the existing Meg Lane/Ogley Hey Road junction with a new right turn lane on Ogley Hay Road for access onto Meg Lane. This arrangement is illustrated within the proposed access drawings.

A further emergency vehicular access is proposed on the western boundary which would have dual cycling and pedestrian use. Notably this access point will only be available to vehicles in an emergency situation with demountable bollards being installed to stop vehicle use except in emergency circumstances.

Additionally, a number of new pedestrian footpaths and cycleways are proposed across the site, linking into the existing pedestrian footpaths on Ogley Hay Road.

A Transport Assessment will be submitted with the outline planning application which would set out the proposed access arrangements as well as looking at capacity and safety issues.

Furthermore the promotion of sustainable travel principles such as walking, cycling and public transport use will be embodied in a Travel Plan that will be implemented for the development and submitted with the outline planning application.

Trees, Woodland, Hedgerows & Biodiversity

A large part of the site will remain undeveloped and given over to new areas of Public Open Space. Existing trees and hedgerows are to be retained where possible and would be enhanced with significant areas of new planting.

Overall, the proposals would seek to deliver at least 10% net gain for biodiversity (otherwise known as 'BNG'), and this will be illustrated in documentation submitted with the outline planning application.

Informal Open Space and Play Areas, Planting & Landscaping

The application site boundary extends to 14.50 hectares. However only 6.24 hectares are shown in the Illustrative Development Framework for residential development. The remainder (8.26 hectares) (57%) are predominantly given over to informal open space, play areas, SuDs and planting and landscaping.

Informal open spaces and new planting is proposed to be provided throughout the site. Attractive footpaths are proposed to link these areas of open space to provide people with the opportunity to exercise amongst nature.

Two locations for children's play areas are proposed within landscaped and planted areas where they would be accessible for children living in the new homes, and well as other children in the wider locality. There are additionally a series of locations across the site proposed for natural play/trim trail stations.

4. How have you come up with the scheme?

Whilst the proposals will seek outline planning permission, the Illustrative Development Framework Plan shows how the site could be developed in line with the following principles:

- A landscape-led approach which seeks to retain and protect trees and hedgerows where possible and introduce significant new planting.
- Providing for effective transition from the built environment to the countryside through significant new areas of planting and landscaping throughout the site and on its periphery. The proposals provide an opportunity to form well-designed new settlement edge for Burntwood.
- Ensuring that the development would blend with the surrounding residential areas, respecting the topography and the character of landscape in the north and eastern parts of the site.
- We are seeking to contribute to a mixed and balanced and community. Dwellings on the site could comprise of a mix of sizes between 1 and 5 beds.
- Measures to attenuate surface water run-off from the development will be deployed - these measures will be fully detailed in a Flood Risk Assessment and Drainage Strategy to be submitted in support of the scheme. The proposal will follow best practice in the Sustainable Urban Drainage Systems (SuDS) hierarchy but as per the Illustrative Development Framework Plan we aim to utilise soakaways first and should that not be feasible swales and attenuation features will be deployed which also have dual biodiversity benefits.

5. Why are you proposing this development?

The existence of “the most acute housing crisis in living memory”¹ in the UK is the catalyst for the Government’s reforms to the planning system, including the revised National Planning Policy Framework (the Framework), last updated on 7 February 2025.

The crisis affects all parts of the country and means that home ownership is not possible for many, rents are increased due to a shortage and there are people without access to a safe and secure home. The response to the housing crisis translates into policy with the Framework’s requirement to “significantly boost”² the supply of homes and ensure that the “needs of groups with specific housing requirements are addressed”. These are long-standing pillars of national planning policy, first introduced in the Framework 2012 as part of the then Coalition Government’s efforts to address a housing crisis which has

¹ Building the homes we need, Written Ministerial Statement made on 30 July 2024 (Angela Rayner MP, Deputy Prime Minister and Secretary of State for Housing, Communities and Local Government).

² The Framework, Paragraph 61.

only got more acute in the intervening 13 years. Further to this, the new Housing Secretary, Steve Reed³, issued a “call to arms” to key developers and housebuilders as part of the next phase of getting “Britain building faster” to “break down the barriers to development and build the 1.5 million homes this country needs as part of our Plan for Change”. The Housing Secretary is expected to make further announcements to speed up housebuilding across the country before the end of the year.

In Lichfield District there is a significant and substantial deficient housing supply situation (discussions with the Council have confirmed that the Council consider the position to be 3.65 years against the minimum 5 year supply required by National Planning Policy), and so there is a demonstrable unmet need for open market and affordable housing in this area.

The site in question lies adjacent to the built-up area, it has access to a range of shops, schools, and services to meet day-to-day needs and is in a demonstrably sustainable location for future development.

Whilst the Applicants acknowledge that the site is in the Green Belt, it meets the definition of Grey Belt land, can meet the appropriate tests set out in national planning policy and the associated Golden Rules. Accordingly it is not inappropriate development in the Green Belt for the purposes of decision-making⁴.

6. What are the economic benefits of the proposals?

The construction of the proposed development would contribute to generating full-time equivalent (FTE) jobs within the construction industry over the build period, which would be a benefit to the economy of the local area.

Moreover, the proposals would also generate additional expenditure within the local economy, supporting local shops, services and businesses in Burntwood and further afield. This level of expenditure would in turn support jobs in the local areas as well as potentially creating additional public sector jobs (e.g. teachers, doctors etc.) as a direct consequence of the proposals and additional residents.

The development will deliver 43% affordable housing, helping to address affordable housing needs in the District by providing opportunities for lower income households to own their own home or to secure affordable accommodation.

New residents occupying the development would also generate demand for health, education and other services off the site (e.g. schools, hospitals, public administration), thus supporting further public sector employment. Where necessary financial contributions will be paid to mitigate the impact on social infrastructure.

Lastly, the proposals would generate an additional capital receipt for Lichfield Council via New Homes Bonus payments, based on the properties adding to the net supply of housing in the District.

Overall, it is evident that the application proposals are fully commensurate with the economic dimension of sustainable development and would represent a significant economic boost for the area.

³ [Housing Secretary issues 'call to arms' to 'build, baby, build' - GOV.UK](#)

⁴ The Framework, Paragraph 155.

7. What are the social benefits of the proposals?

There is no doubt that the proposals would make a meaningful contribution to meeting housing need within the local area both in terms of both open market and affordable homes. Indeed, increasing the overall supply of housing improves affordability by redressing supply/demand issues and reduces prices overall thereby allowing more people access to the housing market and enhanced social mobility, which is a positive social benefit.

The proposals could also result in the creation of a high-quality living environment comprising a mix of dwellings and would support any future community's health, social and cultural well-being. It would also facilitate the creation of jobs within the local labour pool, both during construction and the operational phase.

The site is well located in relation to local services and has the potential to reduce reliance on the private motor vehicle and encouraging more sustainable forms of travel. For these reasons, it is considered that the proposals would also be socially sustainable.

Moreover, the proposals include for generous amounts of public open space and play space on land that is currently private and inaccessible to the community. The illustrative Masterplan Framework demonstrates how the site could provide a publicly accessible network of recreational footpaths linking to the existing Public Right of Way which would be a significant benefit to the health and wellbeing of people in the area. These social benefits would not materialise without the development proposed.

8. What are the environmental benefits of the scheme?

The proposed development presents an opportunity to improve and enhance the biodiversity credentials of the subject site through proper management of existing trees and hedges, supplementary landscaping with additional planting of trees and carefully designed areas of open space. The proposals will also deliver at least a 10% net gain for biodiversity.

The outline planning application will be accompanied by a Tree Survey and Arboricultural Impact Assessment as well as Ecology Survey reports and a Biodiversity Net Gain Assessment.

Anwyl Land are committed to ensuring that any future residential development adopts a fabric first approach and utilises renewable sources of energy. The proposals could include air source heat pumps and solar panels, as well as other energy efficiency measures deemed appropriate, thereby allowing the proposals to exceed the requirements of existing Building Regulations. Each home would also be built with its own Electric Vehicle Charging Point (EVC) as well as secure cycle parking.

9. What about impacts on local infrastructure?

The provision of adequate leisure, community and cultural infrastructure is essential to the creation of sustainable communities. These facilities help to create social cohesion and encourage people to feel a sense of pride and belonging in their local areas. Many communities in the Authority area are supported by town or village halls, community centres, post offices, public houses, libraries, allotments, sport and recreational facilities, places of worship, education facilities (including nurseries and youth clubs) and health and social care facilities. The provision of new dwellings can create an increase in demand for these facilities, and it is important to ensure that suitable provision is made for this growth in the community and the increased demand that will be placed on local community facilities.

Policy IP1 of the Council's Local Plan Strategy confirms that new development that generates a requirement for infrastructure will normally be permitted if the necessary on and off-site infrastructure required to support and mitigate the impact of that development is delivered. This can be in the form of financial contributions to services like education, primary care, bus services, and it can also be in the form of physical improvements, such as highways improvements.

When a planning application is submitted, the Council will seek responses from statutory bodies who will set out what site-specific mitigation might be required and why. Where such requests meet the CIL⁵ Regulations, site-specific mitigation may be the subject of a Section 106 Agreement. With this in mind, the community can therefore rest assured that this development will mitigate any impact it has on local infrastructure.

10. What about disruption to local people whilst the scheme is built?

The Council can control how the scheme is delivered by way of a planning condition imposed on any planning permission granted. This could for example regulate delivery and construction times so as to minimise (and potentially avoid) disturbance to local residents.

11. What about the other planning applications for major residential schemes being progressed around Burntwood?

We are aware of all of the other schemes being developed by other developers around Burntwood but each site should be considered on its own merits.

It is material to note that Burntwood is the second ranked settlement in the District (after Lichfield) a position it held in the Council's 2024 and 2020 Settlement Sustainable Studies and a position it holds in the adopted Development Plan. In fact it has a far higher sustainability score (184) than the third settlement in the ranking list of 24 settlements, Shenstone (121)⁶.

Our position is that Burntwood is a sustainable location for future development and that the proposed site is suitable to help accommodate some of the growth needed in the District.

Once we submit our client's planning application the Council will have to consider it on its own merits. In that respect we think that this site represents a fantastic opportunity for a landscape led scheme to come forward that is sensitive to its location and which would deliver significant public benefit for the local community and wider District.

⁵ Community Infrastructure Levy.

⁶ <https://www.lichfielddc.gov.uk/downloads/file/2634/settlement-sustainability-study-2024>

12. How can I get involved?

All of the consultation material can be found online at our website:

www.houriganplanning.com/consultations

There are a number of ways to comment on the draft proposals:

By email: hello@houriganplanning.com using “Land north of Rake Hill, Burntwood Consultation” as the email subject line.

By Post: Land north of Rake Hill, Burntwood Consultation, Hourigan Planning, 10th Floor Chancery Place, 50 Brown Street, Manchester, M2 2JG.

Consultation Period Closes: **Midnight 18 January 2026**

Please note: Comments received will be summarised and addressed in a Statement of Community Involvement to be submitted with the planning application. No personal details will be published. The local community will also have a further opportunity to comment on the scheme once a formal planning application is lodged with the Council.