

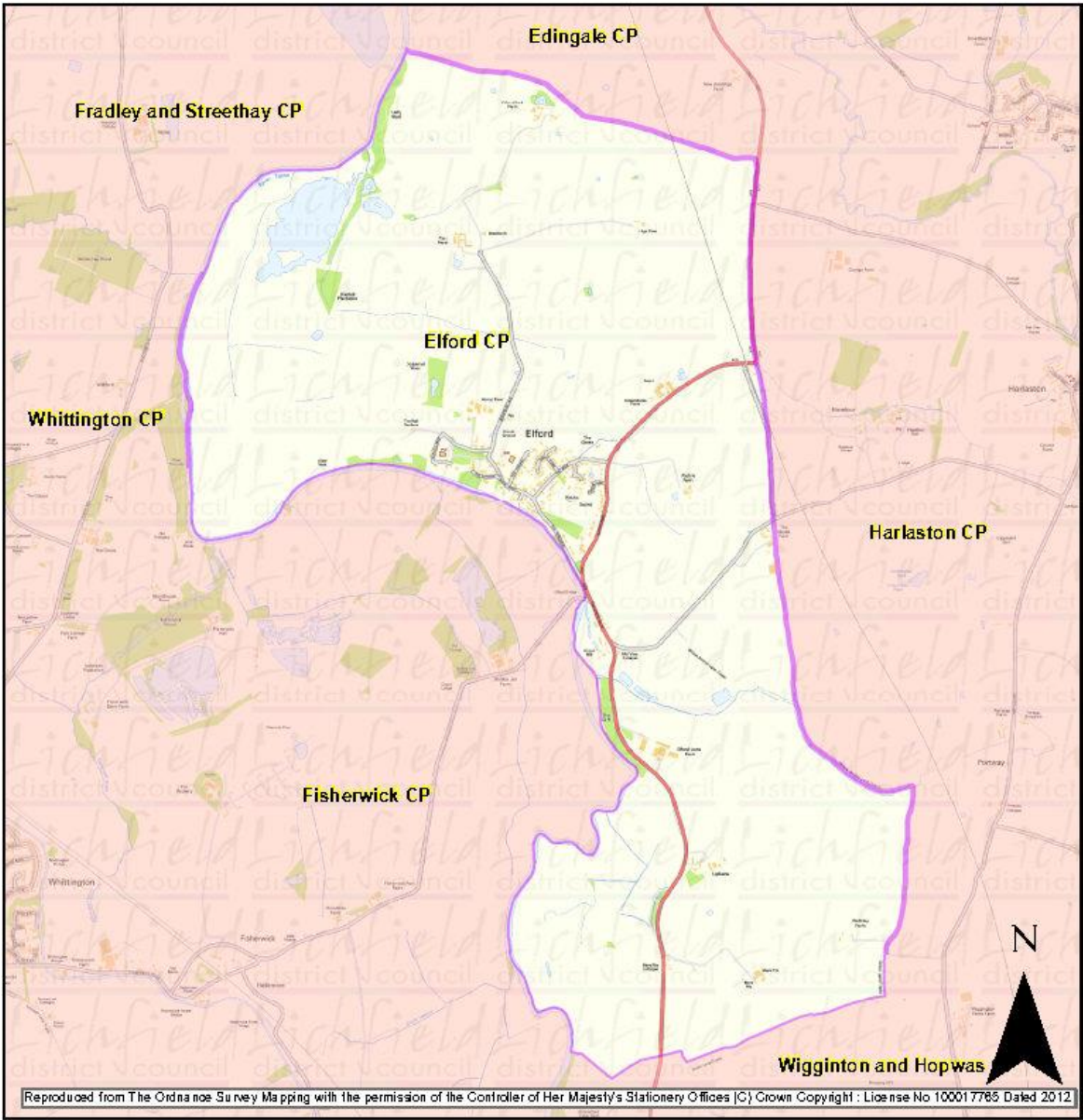
ELFORD PARISH NEIGHBOURHOOD PLAN

SUBMISSION DRAFT


2015 – 2029



Elford Parish



Key

 Elford Parish

Map supplied by Lichfield District Council

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1. Introduction

- 1.1. Neighbourhood Planning is a central government initiative introduced by the Localism Act (2011) and is recognised in the National Planning Policy Framework (NPPF). The aim of the legislation is to empower local communities to use the planning system to promote appropriate and sustainable development in their area. Neighbourhood Development Plans (NDP) must be in general conformity with the strategic policies of the Local Development Framework (also known as the Development Plan) and have regard to national policy and advice.
- 1.2. In the case of Elford, the Development Plan consists of Lichfield District Council's (LDC) Adopted Local Plan Strategy (2015). Once submitted to the LDC, the Elford Neighbourhood Plan (ENP) will be subject to public examination and a local referendum before being adopted as a new tier of the Development Plan and become a statutory document in the determination of planning applications within the Parish boundary.
- 1.3. NDPs are to be shaped by and produced for the local community. The role of the Steering Group in the neighbourhood plan process was to act as facilitators in enabling local residents, businesses and community groups to determine the focal points of their NDP and help devise policies to tackle local issues. The Steering Group was formed of Elford residents from various areas of the village.

Developing the Elford Neighbourhood Plan

- 1.4. The ENP (also referred to as 'the Plan') has been prepared for the community by the community. This document is the product of an intensive programme of consultation and community events. Each stage of the project has evolved from the needs and wants of the community, the Neighbourhood Plan Steering Group, and the Parish Council. Most recently this includes detailed consideration and consultation of the approach to be taken on the delivery of housing in the Parish, conducted in early Spring 2017. Our consultant team (Urban Imprint) have then translated this into a formal Planning Policy document and have checked and double-checked their interpretation with the community at each stage along the process.

Consultation

- 1.5. Throughout the development of the Plan, various consultation events have been undertaken in order to inform the public of the progress of the plan and to gain their opinions on matters, such as the First Draft of the plan. The table below provides a brief outline of the community consultation events held:

<u>Consultation Exercise</u>	<u>Date/Time</u>
Leaflet distributed to homes publicising NP and consultation events	January 2016
Introduction to Neighbourhood Planning/Thinking about Elford	February 2016
Schools Workshop	February 2016
Vision and Objectives workshop	February 2016
Neighbourhood Plan Theme Groups Workshop	March 2016
Community Walkover	March 2016
Resident's Survey	May 2016
Resident's Survey - Housing	February 1 st – March 13 th 2017
Regulation 14 Consultation on First Draft of NP	September 5 th – October 17 th 2017

- 1.6. In late 2017, a planning application for 25 new dwellings was proposed (Ref: 17/01379/OUTM) by a local land owner on land in the core of the village which was designated as a Protected open Space by the Local Plan, was adjacent to the conservation area and was proposed as a Local Green Space by the consultation draft of this Neighbourhood Plan. The scheme was recommended for approval by the Local Planning Authority and subsequently approved by the Council in March 2018 against significant local opposition by residents and the Parish Council.
- 1.7. As a result of this permission, the development strategies set out in the plan have had to be significantly amended to reflect this decision, which is a matter of fact, and not a result of community consultation. This included removal of the LGS designation, and the reworking of the housing delivery policies which initially proposed new development to the north and east of the settlement in accordance with community consultation, as opposed to the development of this site.
- 1.8. Throughout the development of the ENP, a Sustainability Appraisal (SA) was undertaken. The SA acts as a crucial 'check' to ensure that all work within the project is compliant with the National and Local Policy, as well as ensuring the vision, objectives and policies do not conflict with one another.
- 1.9. A copy of the Sustainability Appraisal is submitted to the LDC alongside this Plan.

2. Background to the Parish

- 2.1. The Parish of Elford lies within the District of Lichfield in the County of Staffordshire, and contains a village with a population of 632 people (at the time of the 2011 census). The Parish lies in the south east of the County of Staffordshire and near to the eastern edge of the West Midlands region boundary. Aside from Lichfield to the west, and Tamworth to the east, the surrounding area is predominantly rural with a mixture of small towns and villages.
- 2.2. This section of the plan provides a general overview of the Parish – for further details on these matters and others see the ‘Technical Baseline’ document, submitted alongside the Plan.

Socio-economic Profile

- 2.3. A comparison of the age structure of Elford and England shows that the proportion of people aged 45 years and over is higher than that of England as a whole. This will have implications for the future demographics of the Parish, as 10 years further along, a greater proportion of residents will be of retirement age. The majority of residents are of white British origin with a low representation of other ethnicities.
- 2.4. There is a higher proportion of households that own their homes compared to the District and National averages. Average housing price in the Parish was £374,362 (as of 2015) which is significantly higher than the averages for the District and at National levels. The Parish is categorised by predominantly detached dwellings and has a lower mix of dwellings in general than nationally and in the District.
- 2.5. According to the 2001 and 2011 censuses, the total population of Elford grew from 581 to 632, which represents an increase of 8.8%. Elford has a slightly faster population growth compared to that of Lichfield District (8.0%) and that of England (7.9%).

Landscape

- 2.6. The parish lies within the Trent Valley Washlands character area, which is typically characterised by the linear river and canal features within this area. This includes the River Tame, which is a dominant landscape feature within the Parish of Elford and forms a natural boundary to the south of Elford Village. The Plan area also falls within the River Mease Special Area of Conservation.
- 2.7. The landscape character around Elford is roughly divided into two sections; the floodplain and alluvial plain to the west of Elford Village, adjacent to the River Tame; and the lowland, rolling farmland on the higher land to the east of the village.
- 2.8. There are a number of distinctive landscape features within the Village of Elford, many of them purely as a result of the remnants of the former Elford Hall. To the far west of the village lies the Walled Garden, now managed by the Elford Hall Garden Project (a community led organisation who have restored the Walled Garden itself), and a significant area of landscaped parkland associated with the former hall. Also to the west, a series of paddocks with large mature trees

within them are all part of the conservation area, many in the ownership of private land owners and homeowners.

- 2.9. The historical field patterns of the Parish are considered a key cultural and heritage asset and opportunities to restore and enhance this should be taken.

Biodiversity and Wildlife

- 2.10. The Parish of Elford is rich in an abundance of wildlife, including bats, badgers and many reptile species. The Parish is partly situated within the Tame Valley, which is an important wildlife corridor and links to the Trent Valley.

History and Conservation

- 2.11. The landscape of the parish holds many important historical assets which offer links to the cultural heritage and show a number of features that demonstrate the working of the landscape since medieval times.
- 2.12. The historic environment of the Parish is also characterised by evidence for human activity extending back into the prehistoric period as above and below ground archaeological remains. An example of which is the Scheduled Monument 'The Lowe Bowl Barrow' - a Bronze Age burial mound, which is also known as Elford Lowe (Historic England National Historic List Entry no. 1008530). Much of the Village of Elford to the north-east is post-war, whilst the area adjacent to the Tame is the traditional core of the village.
- 2.13. Elford has a Conservation Area which was designated on November 1969 and covers 24.8 ha. It has been proposed by Lichfield District Council to amend the boundary of the conservation area to include more of the village, in particular to include the rest of the historic buildings within the village and some of the important open spaces. This extension was proposed in 2014, yet has still to be enacted but proposals were put forward in 2017. The extended area is shown on a map in the appendix.
- 2.14. The Parish includes a wealth of non-designated heritage assets, as well as designated assets, whose setting will be required to be preserved and enhanced by new development. Scattered farmsteads, mainly from the Georgian and Victorian period, are also important heritage features of the Parish.

Employment and Services

- 2.15. The economically active proportion of the population (those between 16-74 years old) is slightly below that of the District and National levels. Compared to West Midlands and England, Elford has a higher proportion of people working within the brackets 'Manufacturing and Professional' and 'Scientific and Technical Activities', whilst a lower proportion of people working within the brackets 'Wholesale', 'Education' and 'Human Health Activities'.

- 2.16. For a village of its size, Elford is well-served in terms of social and community infrastructure. It is less well served in terms of commercial services, with some basic services missing (including a daily post office, general store, nursery, and GP), which requires residents to travel outside the village to access these services.
- 2.17. The village is serviced by limited public transport connections, with an hourly/two-hourly bus service to Tamworth until early evening. Return services from Tamworth run only until late afternoon. This bus service may not continue, due to the withdrawal of subsidies. There are no direct bus services to Lichfield from the village. Elford was formerly served by its own railway station to the northeast of the village next to the A513, providing direct services to Tamworth and Burton. The station closed in 1952, but the line remains active as part of the mainline between the north-west and Birmingham.

3. Vision and Objectives

- 3.1. Visions serve a crucial role in clarifying objectives and focusing projects. Following the first community workshop held on 3rd February 2016 with Elford residents, the vision below was developed for the Plan. The vision reflects how residents want to see their parish and local area develop for the future.

THE VISION FOR ELFORD

“The residents of Elford Parish want their village to become a place that supports a stronger, safer and more sustainable community.

In achieving this, Elford will become better connected, offer a wider range of services for residents and visitors, and provide the right housing to support the viability of the community.

This will be achieved while protecting Elford’s unique character and distinct qualities. This will include preserving and enhancing the character of the village’s buildings and streets, and protecting the natural features and landscape.”

- 3.2. In order for a vision to be implemented and effective, it must be broken down further into key objectives, all seeking to achieve the fulfilment of its different aspects. The ENP has arrived at six objectives through engagement with the community. Each ENP policy must contribute to at least one of these objectives. These objectives have been tested against the Sustainability Objectives of the Lichfield Local Plan to ensure that they support the wider objectives for sustainable development in the District (see accompanying Sustainability Appraisal for more information).

- 3.3. The six objectives are set out below. Apart from the Main Objective – which serves as a foundation for all the other objectives – these objectives have no order of priority.

MAIN OBJECTIVE - A SUSTAINABLE FUTURE FOR ELFORD

To achieve a sustainable future for the village of Elford, with a strong, stable and safe community supported by the right services and facilities, living in suitable homes, and enjoying a pleasant and attractive local environment.

OBJECTIVE 2 – LOCAL SERVICES

To preserve the village's existing services and to provide new ones, in order to improve the quality of life enjoyed by existing and future residents.

OBJECTIVE 3 – HOUSING PROVISION

To ensure that the village's population is sustainable, by providing the right housing in terms of type and tenure to accommodate all ages, needs and lifestyles.

OBJECTIVE 4 – BUILDING DESIGN, LOCAL CHARACTER AND HERITAGE

To ensure that any new development achieves a high standard of design, respecting Elford's established character, rural location and heritage assets.

OBJECTIVE 5 – THE NATURAL ENVIRONMENT AND RURAL ECONOMY

To protect the local natural landscape, to manage and, where possible, reduce flood risk, and to support agriculture in the surrounding countryside which does not conflict with the quality of life enjoyed by existing and future residents.

OBJECTIVE 6 – MANAGING DEVELOPMENT

To ensure that the quality of life enjoyed by the residents of Elford, and the character of the village and surrounding countryside, are protected from new development, including in terms of residential amenity and traffic impact.

4. ENP Policy Overview

- 4.1. The following table demonstrates how all of the policies set out in the ENP meet the objectives set out in Chapter 3. In all cases the policies developed should address at least two of the objectives, however, there are some very specific policies designed to deliver the targeted and specialist elements of the objectives:

	OBJECTIVES TO BE ADDRESSED					
	Objective Main Objective	Objective 2	Objective 3	Objective 4	Objective 5	Objective 6
STRATEGIC POLICY						
SP1 Parish Strategic Policy	✓		✓	✓		✓
LOCAL SERVICES AND THE RURAL ECONOMY						
LS1 Encouraging Appropriate Local Enterprise	✓	✓				
LS2 Community Facilities	✓	✓				
LS3 Support Improvements to Leisure Facilities	✓	✓				
LS4 Agricultural Activities	✓				✓	
HOUSING DEVELOPMENT						
HD1 Housing Types Mix	✓		✓			
HD2 Overall Quantum of Housing Development	✓		✓	✓		
HD3-HD2 Infill Policy	✓		✓	✓		
HD4-HD3 Replacement Dwellings	✓		✓	✓		
BUILDING DESIGN, LOCAL CHARACTER AND HERITAGE						
DH1 Design of New Development	✓			✓		✓
DH2 Heritage Assets	✓			✓		✓
DH3 Key Views	✓			✓	✓	✓
DH4-DH3 Design for Streets and Footpaths	✓			✓		✓
THE NATURAL ENVIRONMENT						
E1 Renewable Energy Development	✓			✓	✓	
E2 Local Green Space	✓			✓	✓	
E3 Green Infrastructure and Green Links	✓			✓	✓	
E4 Biodiversity	✓				✓	

MANAGING DEVELOPMENT						
MD1 Parking Standards	✓					✓
MD2 Sustainable Transport	✓	✓				✓
MD3 Sustainable Design and Construction	✓			✓		✓
MD4 Flood Risk Management	✓				✓	✓
MD5 Traffic	✓					✓

5. The Planning Policies

- 5.1. The core component of a Neighbourhood Plan comprises its planning policies. This part of the document has statutory weight, insofar as they will form part of the 'Development Plan' for Elford. This Development Plan is the collection of planning policies used to determine whether a planning application should be approved or refused by the Local Planning Authority (LPA).
- 5.2. This chapter sets out the policies for the Plan, which have been placed under six sections which represent their common theme. These policies have been written so that they can; 1) be used by the local community to understand and support the direction for the development of Elford; 2) guide potential developers looking to bring forward development within Elford as to what will, or will not, be considered appropriate and acceptable; and 3) serve as a technical document for planning officers at Lichfield District Council – who will be using the document to make planning decisions.
- 5.3. The 'Aspirations' for the Plan are also set out in this chapter. Aspirations deal with those concerns or desires by residents in the Parish which cannot be made into policies themselves. While these aspirations do not hold the same planning weight as the policies, they are still important considerations which should be taken into account for future development in the village. These aspirations are shown in a lighter colour underneath the policies which they relate to.

STRATEGIC POLICY

- 5.4. This policy is broad in its scope and represents the Parish's strategy for delivering sustainable development within the Parish. This policy sets the context for Elford Village as being the heart of the community.

SP1 – Parish Strategic Policy

New development in the Parish will be supported within the village settlement boundary as identified on the proposals map, subject to other policies within the Neighbourhood Plan. New development should be ~~of small scale~~of a scale which respects the character and appearance of the village within the settlement boundary, both in terms of quantity and size, and must demonstrate how it meets the local needs of a rural community.

Outside the settlement boundary, development will ~~be resisted~~not be supported unless it meets the following exceptions;

- Appropriate agricultural development, in conformity with those developments outlined in policy LS4 (Agricultural Activities) of this plan
- Development for rural exception sites which accords with Local Plan Policy H2

Explanatory

- 5.5. The community and Parish Council of Elford are in support of limited new development which ~~will avoid stagnation in the village~~will support its future vitality and viability and bring forward new housing to meet the needs of the village. The policy addresses development in a wider sense. In the context of the neighbourhood area housing, commercial, community facilities and agricultural developments will generate a significant proportion of planning applications. The Plan includes specific policies on these matters. There is a desire from the residents to ensure that the village remains socially, economically and environmentally sustainable both now and in the future.
- 5.6. The Neighbourhood Plan recognises that the village has a distinct character which would be undermined by disproportionate or inappropriate new development. The NDP also recognises that development should be focussed within the village settlement boundary or adjacent to it where it can make the most of its opportunities and benefits. Where possible, some of the development within the village will be delivered as infill (see Policy HD2 – Infill Policy for further details). ~~The~~

~~community wish to focus any new housing developments beyond this plan period to the north and adjacent to the village and be easily accessed to and from the A513. This decision came from extensive public consultation.~~

- 5.7. ~~Large scale development~~ Development in the countryside, not in accordance with this Plan, is typically seen as unsustainable, both at National and Local level and would be detrimental to the strategic structure of the Parish with the Village being its centre. This type of development therefore is discouraged by the NDP.
- 5.8. Agricultural activities are important to the local economy of the Parish and contribute to its rural characteristics. The NDP therefore supports appropriate agricultural development in the Parish in appropriate locations and which are in conformity with Policy LS4 of this plan.

LOCAL SERVICES AND THE RURAL ECONOMY

- 5.9. The policies in this section of the Plan are designed to complement the wider policies contained within the ENP by ensuring that community infrastructure (the Church, School etc.) are supported and enhanced by the Plan.
- 5.10. The community recognises the requirement for accommodating small businesses in the Parish and the importance that this has in maintaining the wider economic stability of the Parish. These policies encourage new, appropriate enterprise and business in the Parish whilst seeking to protect and promote controlled growth for the existing enterprises and businesses.
- 5.11. Rural activities play a large part in the economic activity of the Parish. The policies in this section and wider throughout the Plan seek to promote the sustainable growth of the rural economy in the Parish through encouraging appropriate rural activities throughout the Parish, which do not have a negative impact on the amenities of its residents, the landscape setting of the Parish, environmental factors or heritage assets.

LS1 - Encouraging Appropriate Local Enterprise

~~Proposals which reflect the character of the neighbourhood area and would result in new economic development and enterprise will be supported. The Neighbourhood Plan supports planning applications which encourage new economic development and enterprise in the Parish where it reflects local character.~~

Applications for the expansion and diversification of existing businesses and enterprises will be supported, subject to compliance with other Development Plan policies.

In all cases, applications for new or expanded employment and economic development must demonstrate;

- They do not have ~~negative-unacceptable~~ impacts on traffic flows through the village and meet the criteria set out in Policy MD5 (Traffic)
- ~~An appropriate number of P~~ parking spaces are provided to development plan standards for the proposal concerned to avoid on street / off-site parking
- They are in keeping with the rural character of established businesses and enterprises in the Parish, both in terms of type, size and scale
- They ~~have a positive~~ do not have an unacceptable impact on the natural environment in terms of impact on green infrastructure, green links or loss of biodiversity (in conformity with policies E3, E4 and E5)
- They do not ~~negatively-unacceptably~~ impact upon community amenities of the Parish through noise, odour, chemical, or visual effects.

Explanatory

- 5.12. For the economic health of the Parish to remain sustainable, the Plan encourages the growth of business and enterprise, particularly in line with the growth in housing, so that the village does not become solely a commuter village. Having strong business and enterprises within the Parish also makes the village a more attractive and viable place to live.
- 5.13. It is important that economic development does not undermine the objectives and goals of the other policies in the Plan and therefore some criteria within this policy has been developed to ensure that this is not the case.

LS2 - Community Facilities

The Neighbourhood Plan will support the retention of businesses, enterprise and retail units in the village. Where planning permission is ~~sought~~required, the Neighbourhood Plan will not support the change of use of these to residential use unless a-an appropriate alternative community facility is provided as part of the proposed developments~~suitable alternative can be demonstrated~~.

New Development proposals which result in the loss of named facilities (below) in the village will only be supported where they~~must~~ demonstrate that they will provide an equal or better facility within an appropriate location within the village in compensation.

- The Crown Pub
- Howard Primary School
- St Peter's Church and The Avenue
- Village Hall
- Social Club
- Cricket Ground
- Sports Field
- Playground
- Walled Garden and its associated surroundings

Proposals which will make improvements to the community facilities listed in this policy will be supported. Schemes which provide contributions to make improvements to these named facilities will be looked on favourably. These facilities are:

- ~~The Crown Pub~~
- ~~Howard Primary School~~
- ~~St Peter's Church and The Avenue~~
- ~~Village Hall~~
- ~~Social Club,~~
- ~~Cricket Ground~~
- ~~Sports Field~~
- ~~Playground~~
- ~~Walled Garden and its associated surroundings~~

Explanatory

- 5.14. The community has identified a need to retain certain named facilities within the village and prevent them from being converted to residential, so that the vital functions of these facilities for the village are maintained.
- 5.15. Retaining key community facilities will benefit the long term economic and social sustainability of the village. The third paragraph of the policy offers support for the improvement or enhancement of existing community facilities. In some cases, this may come about wholly or partly as a result of developer contributions. See also list of projects within the Community Infrastructure Levy (CIL) list within the appendix, which relative contributions could also be delivered towards.
- 5.16. These facilities are also important in the value to the character of the village that they provide.

LS3 – Support Improvements to Leisure Facilities

Where planning permission is required, development which provides for improvements to existing sports, recreational and leisure facilities in the Parish will be supported.

Proposals for new sporting and leisure facilities, recreational spaces and footpaths will be supported where they are accessible for all ages by means of walking or cycling. Applications which provide financial onsite contributions for new sporting and leisure facilities, recreational spaces, or the

~~enhancement of public footpaths within the Parish will be looked on favourably, providing they are easily accessible for all ages by walking or cycling and are in keeping with other Development Plan policies. See also list of projects within the Community Infrastructure Levy (CIL) list within the appendix, which relative contributions could also be delivered towards~~

Explanatory

- 5.17. Presently, the Parish has limited leisure facilities, which is typical of small rural villages where funding is not as great as for towns. However, the community wishes to support the implementation of new facilities within the village where they will benefit both the people of the Parish and the wider community. The Parish Council acknowledges that new leisure facilities may come forward as part of a wider funding mechanism which may involve the Parish's local element of the Lichfield Community Infrastructure Levy (CIL). Appendix D lists a series of facilities which the Parish Council considers may be appropriate for the application of its element of the CIL towards future projects. Plainly the list may change over time.
- 5.18. As there are is a high proportion of elderly residents in the village, access to these facilities is important to consider. Walking and cycling access should be made available so as to promote sustainable means to access the facilities, as well as to reduce parking requirements on the site.

LS4 - Agricultural Activities

Insofar as planning permission is required. The Plan will support traditional agricultural activities (such as cultivation of crops, orchards, raising of livestock, and pasture lands) that do not cause excessive environmental nuisances and which are considered appropriate to the character of Elford.

~~The Plan also supports the maintenance of borders, boundaries and hedgerows in accordance with traditional techniques.~~

Inappropriate agricultural activities and development ~~will be resisted~~ will not be supported. These include;

- Those which would ~~significantly unacceptable~~ increase the number of vehicles travelling through the village along roads identified as having transport issues in Policy MD5 (Traffic) of this plan
- Those which cause ~~significant environmental nuisances such as noise, odour or chemical pollution~~ unacceptable environmental harm
- Those which impact ~~negatively unacceptable~~ on the key views in the Parish (identified on the Proposals Map), or on the visual amenities of Parish residents

Explanatory

- 5.19. The rural characteristics of the Parish makes the use of the land for agricultural purposes a sustainable and viable option for development. However, residents have expressed that they wish to avoid seeing an intensification of agricultural activities which would negatively impact upon the amenities of their lives in the Parish. Therefore the Neighbourhood Plan resists these forms of agricultural development. Policy LS4 acknowledges that many aspects of agricultural development are permitted development and therefore beyond planning control. On this basis the policy only applies to agricultural development which requires planning permission.
- 5.20. Certain agricultural activities can bring with them unwanted environmental nuisances such as noise and odour. The community has expressed a desire to discourage activities which cause these nuisances so that the quality of life for its residents remains at a high level. In addition, the community also has expressed a concern over the number and size of vehicles that presently pass through the village from some agricultural sites in the Parish. These can create traffic issues and hazardous situations, particularly along narrower roads.
- 5.21. Therefore, the Plan seeks to discourage excessive vehicular travel through the village by resisting those agricultural developments which would exacerbate this.

HOUSING DEVELOPMENT

- 5.22. This section of the ENP provides a localised interpretation of the approach set out by LDC with regard to matters of housing in their Local Plan. The community recognises the importance of accommodating some housing within the Parish over the Plan period which will support the overall vitality, viability and sustainability of the Parish. The policies in this section address housing within and adjacent to the settlement boundary of the village.
- 5.23. Extensive work has been undertaken in developing a housing strategy for Elford. Following the initial Residents Survey, a Housing Survey was undertaken that specifically targeted how housing should be addressed in the Parish. Policies in this section reflect the analysis from both surveys.

HD1 – Housing Types Mix

The Neighbourhood Plan will support development proposals which deliver housing mixes that meet the needs of the community and contribute to the diversification of the Parish's housing stock, subject to other policies in the Plan.

~~Subject to viability and deliverability considerations proposals which deliver some or all of the following house types will be particularly supported: On all new residential proposals in excess of three dwellings, schemes will be expected to deliver a mix of the following housing types, subject to viability and deliverability;~~

- Properties specifically designed for older persons that meet enhanced building regulations Part M, including bungalows
- Properties suitable for first time buyers
- Smaller family homes

~~Proposals will not be supported by the ENP if there are more than four dwellings on a site.~~

Explanatory

- 5.24. The housing mix in this policy is based on the following factors;
- Demographically, the Parish has an elderly population, many of which live in larger 3-5 bedroom properties and are now looking to downsize into smaller 1-2 bedroom houses and bungalows.

- The housing market demonstrates an under occupancy of the current homes in the village, which indicates a lack of suitably sized homes for the current residents, hence smaller properties are required for residents to downsize.
- There is a desire by the community to see more young families in the village that would help to support a vibrant and sustainable community. There is therefore a need for first-time buyers and for smaller family homes.

~~HD2—Overall Quantum of Housing Development~~

~~The ENP supports the development of approximately 20 homes over the plan period (2015—2029), adjacent to Elford's settlement boundary, subject to the following policy wording and other policies within the Plan.~~

~~Residential proposals which would individually or cumulatively contribute to a greater number of dwellings will not be supported unless it can be demonstrated that there is an unsatisfied and identified local need for such development.~~

~~Schemes on such housing development sites must deliver affordable homes, in line with Local Plan policy, unless it can be demonstrated that this is not required in the Parish.~~

~~Aspiration~~

~~The community desires that any residential development should seek to deliver public open space to assist in the integration and access between existing and new residents. At present approved applications meet the overall target for new dwellings to 2029. Should these not be delivered, land to the north of the village, accessed from the A513 will be considered most suitable for meeting the supply outlined in policy HD2, so it can best support the local services within that area of the settlement.~~

~~Explanatory~~

~~5.25. Through community consultation, the majority of residents in the parish are in agreement that some new housing is needed in the village in order to meet local demand. Alongside some infill, the community wish for the identified housing need to be delivered in sustainable locations.~~

~~5.26. During discussions between the Neighbourhood Plan Steering Group members, the most appropriate areas of the Parish for this future housing were debated. The most suitable area or areas would be put forward in a housing survey that would provide options to the residents on numbers and delivery. From these discussions and area to the north of the village was identified where it could directly access the A513 and the local services.~~

~~5.27. This option would give the new residential areas sustainable access to the facilities and amenities of the village, whilst also reducing the amount of through-traffic within the village, as the new homes~~

~~could utilise the A513 to access nearby settlements and afar. It is important that any new residential schemes provide connections to the existing built environment, such as through footpaths, cycleways and green links, so that they incorporate with the village and do not lead to segregation of the community.~~

~~5.28. A figure for the total number of homes that residents felt were needed in the parish was worked out from taking what the majority of residents voted for in the survey and respectively factoring in the responses from the other options in the survey. This gave a figure of approximately 20 homes, which would be delivered over the plan period (2015-2029).~~

~~5.29. A planning application approved in March 2017 (Ref 17/01379/OUTM) proposes the development of 25 new homes, including open space and affordable housing on a site in the heart of the village off the Shrubbery. This development is considered to more than adequately meet the demand for new dwellings within Elford set out by policy HD3. Additional housing large scale housing is now considered unnecessary as commitments have met the overall growth aspirations proposed by the neighbourhood plan to 2029.~~

~~5.30. Any additional housing is unlikely to be supported unless it met the tests of Local Plan policy H2 or Neighbourhood plan policy HD3 or HD4, or that a specific local need is identified.~~

~~It may be that the application for the land off the Shrubbery is not delivered and lapses. As a result, additional sites would likely to be considered acceptable where they were to the north of the village and provided better access to the strategic road network in line with the aspiration. In this case, an early review of the plan may be required.~~

~~HD3~~HD2 – Infill Policy

In locating new residential schemes, development on infill sites located within the settlement boundary will be supported, providing it does not conflict with other policies within the Plan. ~~A site constitutes as infill development when; it is bounded by existing development on two or more sides; is within the existing settlement boundary; and fronts an existing highway.~~

All new development on infill sites (including conversions) should;

- Be an appropriate size and scale to the existing development either side of the infill site
- Be of similar density to the existing development either side of the infill site
- Where appropriate, demonstrate that vehicular traffic generated by the site will not cause negative impacts on the existing road network in the Parish; and
- Not result in the loss of open space within the Parish

~~5.31-5.25.~~ The Plan supports limited infill development within the village settlement boundary, in order to bolster Elford's housing stock and make use of vacant sites within the settlement boundary rather than committing excessive development outside of it in unsustainable locations.

~~5.32-5.26.~~ Infill development within the village is subject to other policies within the Plan in order to ensure that new properties amalgamate themselves appropriately with the existing street scene and character of Elford's built up areas.

~~HD4~~ HD3 Replacement Dwellings

Proposals for replacement dwellings within the Parish will be ~~approved~~supported, ~~providing the following criteria is met~~subject to the following criteria;

- ~~The proposals respect and reflect existing properties in their immediate locality in terms of scale, size, materials used and their appearance; and Modern housing designs are supported by the Plan, as long as they also respect and reflect styles of the existing properties in terms of scale, size, material use, and appearance~~
- The proposals do not result in a loss of amenities for other properties in the Parish
- ~~Historic properties should not be replaced unless there is sound justification~~
- ~~Proposals for the replacement of a single dwelling with multiple dwellings are unlikely to be supported.~~

Proposals for the replacement of heritage assets in the neighbourhood area with replacement dwellings will not be supported.

Explanatory

~~5.33-5.27.~~ The Neighbourhood Plan supports proposals for replacement of dwellings within the Parish. However, proposals must be considerate of the character and setting of the Parish in order to avoid a loss of quality homes. Proposals for modern housing designs will be supported where they reflect the character and appearance of existing properties in their immediate vicinity.

~~5.34-5.28.~~ The community has expressed a desire to discourage homes being demolished and replaced by multiple dwellings on the same site, as this could create disproportionate housing densities that impinge on the existing street scenes of the village, as well as reducing amenities for existing residents. This is a matter that can be addressed on a case-by-case basis by Lichfield District

Council. The majority of the built-up part of the village is contained within the Elford Conservation Area. The District Council has already prepared a Conservation Area Appraisal and Management Plan and this guidance will assist in the decision-making process. The existing housing density should be respected in the parish as it helps to define its rural character, ~~and this is reflected in this part of the policy.~~

5.35-5.29. Historic buildings in the Parish are an important part of its identity (see list of heritage assets in the Appendix of this Plan), and therefore should be protected from being replaced. This applies across the parish, particularly within the Conservation Area.

BUILDING DESIGN, LOCAL CHARACTER AND HERITAGE

~~5.36-5.30.~~ Elford contains a number of designated heritage assets including 28 listed structures, a conservation area and a scheduled ancient monument as well as a number of non-designated heritage assets. ~~These assets are set out in the Elford Conservation Area Appraisal. The community wants to protect these assets and to ensure that new development which takes place makes a positive contribution to the identity of the Parish.~~ The following policies seek to achieve this through both protecting and preserving existing assets and character but also by promoting high quality design in any new development.

DH1 – Design of New Development

All new developments should be of high quality in design and use of materials and respond positively to the surrounding built character and natural landscape.

The following design features should be taken into account by all new developments;

- New developments must demonstrate that they have considered the locally distinctive character of the built environment and be of appropriate scale, mass, design detail, and use materials that respond sensitively to those used in the local area
- New developments which are situated within or may impact on the Conservation Area in Elford must seek to preserve or enhance its ~~character and appearance~~character or appearance
- New developments should incorporate modern energy efficient materials, methods and technologies
- New development must not create excessive additional or unnecessary light pollution in the form of external lighting and flood lighting

Explanatory

~~5.37-5.31.~~ By requiring new development to comply with specific design criteria, it can be ensured that new development or alterations to existing properties add to, rather than detract from, the unique local character of the Parish. The community has considered it important that ensuring high quality design within the Parish should be a key aim of the NDP.

~~5.38-5.32.~~ The NDP will look favourably on new developments and alterations to existing properties which utilise good design and contribute to the protection and enhancement of the local character of the

Parish. Lichfield Council's Sustainable Design SPD offers a comprehensive resource to guide in the design of new development and should be considered in all new developments in the parish.

~~5.39-5.33.~~ Elford's Conservation Area was designated in November 1969 and was extended in February 1972 to cover the Cricket Ground. The community regards the Conservation Area and the listed buildings within it as important aspects of the village that promote its attractiveness and historic character, and therefore new developments within and affecting these should follow careful design criteria. The Plan recognises the remarks raised in the Elford Conservation Area and Management Plan (2014). There are current proposals to extend the boundary of the conservation area. In the event that its boundary is amended the relevant policies in this Plan in general, and Policies DH1 and DH2 in particular, will apply to that amended area.~~The Plan also recognises the proposed extension to the conservation area (see map in appendix). Although the neighbourhood plan policy (at the time of writing) cannot address this extended area in its current unadopted state, new development in this area will be subject to policy DH1 (and other relevant policies within the Plan) if and when the extended area is adopted.~~

~~5.40-5.34.~~ In order to support the community's commitment to preserving and retaining the dark skies surrounding the village, new development must be respective of the amount of additional light pollution that they introduce.

DH2 – Heritage Assets

All new development ~~must~~should take account of its impact on identified heritage assets, both designated and non-designated, seeking to protect and where appropriate, enhance them (see Appendix for further details of these assets). Development schemes which demonstrate how they have positively addressed these heritage assets will be ~~looked on favourably~~supported.

New development should be sensitive to the character, fabric and setting of these identified heritage assets (including the Conservation Area) and listed buildings within the plan area.

New development should also demonstrate where appropriate that it has taken into account the historic landscape pattern and potential below ground archaeology on the proposed site, by provision of a detailed assessment of the site's archaeology

Proposals for development at any farmstead should demonstrate that it has taken account of its historic context and landscape setting.~~Applications for developments at any farmstead within the Parish should demonstrate that they have adhered to the SCC Farmsteads Character Statement (Area 7—South East Staffordshire) and the SCC Farmsteads Guidance.~~

Explanatory

~~5.41:~~5.35. Elford's heritage assets, such as the listed buildings within the Conservation Area and those non-designated buildings that have been locally identified, are considered important to defining the distinct local character of the Parish and therefore are protected in this policy.

~~5.42:~~5.36. The community is supportive of new developments which would seek to preserve or enhance these heritage assets.

~~5.43:~~5.37. Archaeological assets are a material consideration within the planning system and are referred to in Chapter 12 of the National Planning Policy Framework and therefore have been considered in this policy.

~~5.44:~~5.38. Farmsteads in the Parish are an important part of its heritage and contribute to the rural character of the Parish. The community therefore wish for these to be offered protection through the Neighbourhood Plan to ensure that inappropriate development doesn't occurs on such sites. The fourth paragraph of Policy DH2 addresses this important matter in the context of the neighbourhood area. Any such planning applications will be expected to take account of the Staffordshire Farmsteads Assessment Framework (produced by Staffordshire County Council and English Heritage) and the associated Character Statement work'. The SCC Farmsteads Guidance sets out guidelines to aid applicants in understanding, respecting and enhancing the character of the site and its place within its wider landscape, and therefore is an important document to consider alongside this policy.

DH3—Key Views

~~Development proposals will be supported where it has been demonstrated that they have been sympathetic to their impact on the key views around the Parish indicated on the Proposals Map.~~

Explanatory

~~5.45.—Key views in the Parish, as identified on the proposals map, are also seen as an important aspect of the Parish's character and the community wishes to preserve these views.~~

~~The views have been identified through the Elford Conservation Area Appraisal and Management Plan (map 10.1), yet as this document holds little weight in terms of the Development Plan, it was felt that supporting these views through Neighbourhood Plan policy would help preserve them. Therefore, the NDP makes it a requirement that new development does not impact upon these views.~~

~~DH4~~DH3 - Design for Streets and Footpaths

New development schemes that enhance the quality of the public realm beyond the site will be ~~looked upon favourably~~supported, subject to other policies of the Development Plan.

Where appropriate, new development schemes should ensure that the following criteria are met;

- Schemes do not negatively impact on public realm, including footpaths
- The division between public and private realm is clearly demonstrated; and
- The scheme promotes safe and secure key routes to the village

Explanatory

~~5.46-5.39.~~ The Plan supports public realm improvements within the village in order to improve Elford's public space in terms of its accessibility, visual appearance, functionality and safety. Public rights of way can form a key part in promoting health and wellbeing in the parish and the sustainability of the community.

~~5.47-5.40.~~ Pavements within the village are considered unsafe and narrow in places, and improvements to these are sought for by residents of the village to make them more accessible for all users, including children and the disabled, which will also help meet the sustainability aspirations of the vision and objectives of the Pan.

THE NATURAL ENVIRONMENT

~~5.48~~5.41. The community recognises the importance that the natural environment plays in defining the character of the Parish, due to the close interaction between built areas and the wider countryside. The community values the open and green spaces within the village that provide opportunities for recreation and enjoyment. The ENP seeks to protect and enhance the Parish's natural assets and green space through the following policies, whilst encouraging new development to incorporate green spaces within their sites.

~~5.49~~5.42. The community recognises the sustainable benefits of renewable energy and wish to encourage appropriate schemes within the Parish.

E1 - Renewable Energy Development

~~Proposals for renewable energy schemes will be supported where they respect the character and appearance of the neighbourhood area and where they do not generate unacceptable harm to the following matters: Applications which deliver small scale renewable energy schemes will be determined on their own merits. All applications must demonstrate how they have considered the following points;~~

- The amenities of neighbouring or nearby properties
- The local landscape and setting of the Parish
- Wildlife considerations
- Heritage considerations
- ~~• Are not visually intrusive on the surrounding landscape or negatively impact on the key views and vistas in the Parish and aligns with policy DH3 (Key Views)~~

Explanatory

~~5.50~~5.43. The community support the development of appropriate renewable energy schemes within the village which do not negatively impact on the amenities of its residents.

~~5.51~~5.44. Renewable energy generation is an important method in improving the self-sustainability of small villages as there is less reliance on connections to the wider power network. Renewable energy also contributes to the village's environmental and economic sustainability objectives.

E2 - Local Green Space

~~The following areas as shown on the Proposals Map are designated as Local Green Spaces. The Neighbourhood Plan designates the following areas as Local Green Space (LGS) due to their special character, significance and community value. The following sites (also shown on the Proposals Map) will be protected from development considered to be inappropriate:~~

- Giants Garden
- Walled Garden and associated adjacent land
- St Peter's Church grounds
- The Avenue
- Cricket Ground
- Sports Field
- Elford Jubilee Memorial Playground
- Land between the Shrubbery and the river Tame (locally known as the picnic area)
- ~~Land off the Beck~~

~~New development will not be supported on land designated as local green space except in very special circumstances.~~

Explanatory

~~5.53-5.46.~~ The community wish to designate certain sites around the village as LGS due to their local importance and contribution to the Parish in a number of ways. The sites in the policy have been chosen based on information in the Elford Conservation Area Appraisal and Management Plan, as well as discussions in Steering Group meetings.

~~5.54-5.47.~~ These LGS sites have been assessed against the criteria for LGS as set out under paragraph 77 of the NPPF. This assessment demonstrated that these proposed LGS sites fulfil the requirements of the criteria in the NPPF, which are as follows;

- Where the green space is in reasonably close proximity to the community it serves
- Where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness in wildlife; and

- Where the green area concerned is local in character and is not an extensive tract of land

~~5.55-5.48.~~ The assessment table which details how these sites meet these criteria can be found in Appendix 2 of this document.

~~5.56-5.49.~~ The application for 25 new dwellings approved in March 2018 at land of the Shrubbery, is built on a piece of land that is identified under Policy C9 of the Lichfield Local Plan as Protected open Space. It was intended that this be upgraded to Local Green Space status, however, the granting of planning permission now does not allow this to take place. The outline permission does identify a large area of open space in the core of the scheme which will be of greater public benefit (one of the reasons for approval of the scheme). Once this scheme is developed, the Neighbourhood Plan is intended to be reviewed to include this new spaces an LGS as it will undoubtedly meet all the required tests.

E3 - Green Infrastructure Network and Green Links

New development adjacent to existing footpaths and rights of way ~~must~~should take account of its setting by avoiding negative impacts on safety, visual appearance, surveillance and functionality of these routes. New development which seeks to protect and enhance existing footpaths and green links will ~~be looked on favourably~~supported.

New developments should incorporate new green infrastructure into their designs, such as hedgerows, trees, historic field patterns and green spaces, and where possible ensure that they link to the wider green infrastructure network of the Parish and to key pedestrian routes to create green links.

Explanatory

~~5.57-5.50.~~ The key components of a green infrastructure network are hedgerows, trees, historic field patterns and green spaces. Green infrastructure considerations such as these, allow for the abundance of wildlife that is currently seen in the parish to travel around effectively, as wildlife in the built environment in the village is able to interact with that of the wider parish, and vice versa.

~~5.58-5.51.~~ This policy seeks therefore to protect this network but also enhance it through seeking schemes which link and reinforce the linkages between separate elements of the network.

~~5.59-5.52.~~ This policy also promotes green links around the Parish which support the movement of local wildlife between new and existing wildlife habitats.

E4 - Biodiversity

New development schemes ~~must~~ should consider their impacts on the biodiversity of Elford, seeking to maintain or improve current levels through retaining and enhancing existing hedgerows, trees and water bodies within the Parish.

New developments which impact on biodiversity must demonstrate how they have incorporated effective mitigation measures to reduce such impacts.

Where a loss of biodiversity cannot be avoided, schemes must provide means to bolster an equivalent in appropriate locations within the site.

Explanatory

~~5.60-5.53.~~ Elford, being a rural Parish, has a strong connectivity between its urban areas and the surrounding countryside in terms the interaction between the two. This policy promotes biodiversity in the Parish and ensures that new developments do not detrimentally impact on the quality and quantity of wildlife in the Parish. New developments can assist by increasing and enhancing features such as bat boxes or appropriate native planted tree and hedgerow boundaries.

MANAGING DEVELOPMENT

~~5.61-5.54.~~ The policies in this section seek to ensure that new development is carried out with appropriate considerations for sustainability, including matters such as transport, parking, material use and design.

MD1 - Parking Standards

~~Proposals for new residential developments in Elford (including new build, replacement dwellings and conversions to flats or houses with multiple occupancy) will be required to demonstrate that the development will include adequate off-street parking provision.~~

~~Where parking is proposed for residential development it should be provided on-plot, or in courts, in accordance with the following minimum requirements. New residential development should provide on-site car parking facilities to meet the following minimum requirements:~~

- 1 Bed Dwellings: 1 space
- 2/3 Bed Dwellings: 2 space
- 4+ Bed Dwellings: 3 space

~~Minimum internal measurements for garages to qualify as a parking space must be 6m x 3m to allow room to get in/out of a car within the garage, whilst leaving some room for storage~~

~~All other new development should provide on-site car parking facilities to meet the minimum requirements in the Lichfield District Council Sustainable Design Supplementary Planning Document December 2015. Non-residential developments must provide sufficient on-plot car parking facilities to avoid 'fly-parking' on the surrounding streets~~

Explanatory

~~5.62-5.55.~~ Elford is typical of small historic villages within England in that it exhibits a number of narrow rural lanes and many existing properties were constructed without sufficient off-street parking, if any.

~~5.63-5.56.~~ It is unreasonable to expect people living and working in Elford not to use private vehicles to access facilities, services and places of work elsewhere beyond the Parish, and therefore new development must recognise the need for parking within the Parish.

~~5.64-5.57.~~ By setting clear and sensible on-plot targets for new developments within the Parish, it is hoped that further exacerbation of these issues can be mitigated.

MD2 - Sustainable Transport

~~New developments will be looked on favourably where they seek to encourage accessibility to and from the development, and promote a modal shift towards public transport, cycling and walking.~~

~~Walking/cycling links will normally be included in the design of all new developments. The maintenance of existing footpaths within the Parish is essential in the promotion of the health and wellbeing of new and existing residents. New developments will be supported where they:~~

- ~~• encourage accessibility to and from the development and the village and promote a modal shift towards public transport, cycling and walking; and~~
- ~~• include walking and cycling links in their design.~~

Aspiration

Proposals that support the enhancement of Elford's bus service will be supported subject to careful consideration of the criteria stated in policy MD5 (Traffic).

Explanatory

~~5.65-5.58.~~ The NDP encourages the use of sustainable transport methods in order to reduce the number of vehicles using the road network, promote healthier lifestyles, and improve air quality in the Parish. Policy MD2 also seeks to reduce the reliance on private vehicles. This in turn would reduce the need for additional vehicles on residents' properties. Walking/cycling links will normally be included in the design of all new developments.

~~5.66-5.59.~~ New developments will ~~be expected~~be supported where they to include means for sustainable transport, such as cycleways and footpaths in order to encourage these travel modes and thus contribute to the Plan's sustainability objectives. This policy has been designed to consolidate and clarify the spatial strategy of the Plan as set out in Policy SP1. In particular it would also relate to Policy HD1 and HD2 insofar as housing development is concerned'.

MD3 - Sustainable Design and Construction

New developments within Elford should embrace modern techniques in their design and construction, whilst respecting the local character.

Schemes that incorporate elements to reduce their carbon footprint (through use of materials or renewable technologies) will be supported, subject to other policies in the Development Plan.

Explanatory

~~5.67~~5.60. The community recognises that modern techniques in construction and design promote homes and new development which are better suited to modern day living and energy savings. Sustainable designs are encouraged by the ENP and applications which embrace these concepts into their schemes will be looked on favourably by the Plan.

~~5.68~~5.61. Renewable energy and technologies promote healthier lifestyles and reduce the carbon footprint of developments. The Plan supports those proposals which embrace these in their designs.

MD4 - Flood Risk Management

All development, where appropriate, ~~must~~should demonstrate that they do not increase flood risk within and adjacent to the Parish, through utilising best practice design and construction techniques/materials. Schemes which demonstrate an improvement in the overall levels of surface water runoff in the village will be ~~looked-on-favourably~~supported.

Proposals for new development should consider future flood risk and, where appropriate, include measures that mitigate and adapt to the anticipated impacts of climate change.

New developments ~~must~~should avoid the removal of hedgerows in the Parish. Where this is unavoidable, a replacement hedgerow of the same length or greater and of native species ~~must~~should be provided on the site.

Where feasible, opportunities to open up culverted watercourses should be sought to reduce the associated flood risk and danger of collapse whilst taking advantage of opportunities to enhance biodiversity and green infrastructure. ~~Existing open watercourses should not be culverted~~The culverting of open watercourses will not be supported.

New development will ~~be resisted~~not be supported within Flood Zone 3 areas in accordance with national policy. New developments within Flood Zone 2 areas ~~must~~should demonstrate appropriate flood prevention methods in their schemes, such as the incorporation of Sustainable Urban Drainage Systems (SUDS).

Explanatory

~~5.69~~5.62. Flood Zones ranked 1, 2 and 3 are present within the Parish. Most of the village is located in Flood Zone 2. The community do not wish to exacerbate the issue of flooding in the Parish and wish to ensure that new development takes appropriate measures.

~~5.70~~5.63. Planning applications for development within the Neighbourhood Plan area must therefore be accompanied by site-specific flood risk assessments in line with the requirements of national

planning policy and advice. This includes new development outside of the flood risk zones, as there is potential for increased surface run-off to impact on surrounding areas. In addition, the Plan does not support any development which would be proposed within the highest risk areas (Flood Zone 3), in line with national policy.

~~5.71-5.64.~~ The high risk flood areas are typically close to the River Tame, which borders part of the southern boundary to the Parish. There are a number of residential properties which are situated along this southern boundary in close proximity to the river, which have voiced concerns over possible flooding issues. In line with national policy, all new development should be directed away from those areas at highest flood risk, i.e. towards Flood Zone 1.

~~5.72-5.65.~~ Applications should take account of the latest climate change allowances. Consideration should also be given to the impact of new development on both existing and future flood risk. Where appropriate, development should include measures that mitigate and adapt to climate change.

~~5.73-5.66.~~ Hedgerow removal is a key threat to the wider landscape in the Parish, especially in the floodplain where land drains alongside hedgerows act as important natural drainage systems. Decline in hedgerows due to agricultural intensification and loss of stock control function within the Lowland Village Farmlands character type is also a threat to the landscape of the Parish.

MD5 - Traffic

All new applications, ~~regardless of scale or size~~other than householder proposals, should demonstrate that they consider their wider impact on traffic in the Parish, and demonstrate that these impacts will not ~~negatively-unacceptably~~ impact on the residents of the Parish. Development proposals which include improvements to road safety and encourage walking, cycling or the use of public transport will be ~~looked-on-favourably~~supported.

New developments should not cause ~~negative-unacceptable~~ impacts on traffic levels within the Parish, specifically at key junctions and identified pinch points (such as along Church Road and Brickhouse Lane corner), as identified on the proposals map.

Development proposals should demonstrate safe and convenient access to and from the proposed development.

Proposals that may cause a ~~significant unacceptable~~ increase to vehicular traffic through the village will be resisted. These roads (listed below) are identified on the Proposals Map. The issues with these roads should be considered equally when considering the impacts that planning proposals may have on them.

- The Beck
- Church Road
- Brickhouse Lane
- The Shrubbery
- The Square

Explanatory

~~5.74-5.67.~~ There is a strong desire by the community to tackle the issue of traffic within the village. Several key problematic junctions and pinch points have been identified, which are the focus of the policy. The ENP does not support development which would significantly exacerbate the issues at these identified infrastructure points.

~~5.75-5.68.~~ Residents do not wish to see excessive vehicle traffic from new developments travelling through the village due to safety and practical aspects of using narrow roads or those roads where roadside parking is common.

~~5.76-5.69.~~ The Plan would support developments which would provide contributions towards improving traffic issues at the identified junctions and pinch points within the Parish, in accordance with other policies in the Plan.

6. Monitoring and Review

Monitoring

- 6.1. The Neighbourhood Plan, once made, will form part of the Development Plan for Lichfield District, and will be subject to the Council's Local Plan Authority Monitoring Report (AMR) regime. The AMR provides many of the monitoring and review mechanisms relevant to Neighbourhood Plan policies, as they sit within the wider Strategic Policies of the Local Plan, including matters of housing and employment delivery.
- 6.2. Consequently, it is considered that the existing monitoring arrangements for the strategic policies of the Local Plan: Part 1 - and any developed as part of Part 2 – will be sufficient for most of the Neighbourhood Plan policies.
- 6.3. It may be necessary to monitor separately a number of other specific indicators, which should be conducted in partnership with the Council and the Parish Council once every 2 years. These indicators will establish whether the policies are having the desired outcomes and will highlight policies requiring immediate or timely review to align them with their original purpose.
- 6.4. Subsequently, key indicators from approved planning applications and relevant policies (although other policies in the plan should also be taken into account) covering applications only within Elford relating to the Neighbourhood Plan are:
 - Development proposals submitted and/or permitted on sites designated as Local Green Spaces and their outcome (Policy E2)
 - The Design of new developments, as per policy DH1
 - Location and placement of heritage assets in the parish (in policy DH2 and the appendix list) and the impact that new development would have on this

Review

- 6.5. The Neighbourhood Plan has been prepared to guide development up to 2029. This is in line with the Local Plan: Part 1 for Lichfield District Council – the document which provides the strategic context for the Neighbourhood Plan. It is unlikely that the Neighbourhood Plan will remain current and completely relevant for the entire Plan period and may, in whole or in part, require some amendments before 2029.
- 6.6. There are a number of circumstances under which a partial review of the Plan may be necessary. These may include revision of the following existing local planning documents or in the event that the monitoring of the policies listed under para 6.4 are not adequately addressing the objectives set for the Plan. In all cases, the Parish Council and its partners should consider undertaking a

partial review of the Neighbourhood Plan in five to six years from adoption (around 2022-23) and then a full review should be no later than 2026.

- 6.7. In addition, it has been highlighted that the development of the site at the Shrubbery will result in a new public open space being created in the heart of the land formerly identified as Protected Open Space. As a result, once complete a review of the LGS policy would need to be undertaken to include this space in accordance with the community's aspiration.

7. Glossary

Term	Definition
Affordable Housing	<p>Affordable housing is sub-divided into three distinct types of housing:</p> <p>Social Rented Affordable Rented; and Intermediate Housing</p> <p>Affordable Housing: Social Rented, Affordable Rented and Intermediate housing which is provided to eligible households whose needs are not met by the market and which will remain affordable unless the subsidy is recycled for alternative affordable housing provision.</p> <p>Affordable Rented Housing: Housing which meets the Housing Corporation's Design and Quality Standards (or replacement standards) and which is let by a Registered Provider of Social Housing to a person allocated that Dwelling in accordance with the Council's Allocation Scheme at a controlled rent of no more than 80% of the local market rent.</p> <p>Intermediate Housing: Discounted Sale housing and Shared Ownership housing.</p> <p>Social Rented Housing: Housing which meets the Housing Corporation's Design and Quality Standards (or replacement standards) and which is let by a Registered Provided of Social Housing to a person allocated that dwelling in accordance with the Council's Allocation Scheme at a rent determined through the national rent regime (Rent Influencing Regime guidance).</p>
Development	<p>Development is defined in planning terms under the 1990 Town and Country Planning Act. Broadly, it is considered to be 'the carrying out of building, engineering, mining or other operation in, on, over or under land, or the making of any material change in the use of any building or other land'. Most, but not all, forms of development require planning permission.</p>
Development Plan	<p>A Development Plan is a document which details the overall strategy of the council for the proper planning and sustainable development of an area and generally consists of a written statement and accompanying maps. The Plan usually includes the broad aims of the council for specific topics, e.g. housing, infrastructure, community facilities which are reinforced by more detailed policies and objectives. A Neighbourhood Plan is statutorily part of the Development Plan and is used to determine planning decisions within the relevant area.</p>
Green Infrastructure	<p>Green infrastructure is a phrase used to describe all green and blue spaces in and around our towns and cities. The term allows us to refer to – and consider the collective value of – all of these spaces at once. Component elements of green infrastructure include parks, private gardens, agricultural fields, hedges, trees,</p>

	woodland, green roofs, green walls, rivers and ponds. The term covers all land containing these features, regardless of its ownership, condition or size.
Heritage Assets	A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).
Infill Development	Use of land located within a built-up area that is currently not developed on for further construction, especially as part of a community redevelopment or growth management program.
Infrastructure	The term infrastructure refers to the basic physical and organization of structures and facilities needed for the operation of a society or community.
Local Green Space	<p>The National Planning Policy Framework (NPPF) introduced a new concept of a Local Green Space designation. This is a discretionary designation to be made by inclusion within a local development framework or neighbourhood development plan.</p> <p>The designation should only be used where the land is not extensive, is local in character and reasonably close to the community; and, where it is demonstrably special, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquility or richness of its wildlife (NPPF Paragraph 77).</p> <p>Policies within the local development plan or neighbourhood development plan for managing development within a Local Green Space should be consistent with the policies protecting green belts within the NPPF (NPPF Paragraph 78). (English Heritage)</p>
Local Plan	The Local Plan expresses the vision, objectives, overall planning strategy, and policies for implementing these, for the whole District. It is the policy against which development requiring planning consent in local authorities is determined.
Local Planning Authority (LPA)	A local planning authority is the local authority of council that is empowered by law to exercise statutory town planning functions for a particular area.
Localism Act	The Localism Act (2011) was a feature introduced by central government containing a number of proposals to give local authorities new freedoms and flexibility. Devolving power from local government to the community level.

National Planning Policy Framework (NPPF)	Guidance provided from central government for local planning authorities and decision-takers, on drawing up plans and making decisions about planning applications.
Neighbourhood (Development) Plans	A Plan prepared by a Parish Council or Neighbourhood Forum for a particular neighbourhood area (made under the Planning and Compulsory Act 2044) which sets out specific planning policies for the Parish which are the primary policies for determining planning applications within that Parish.
Public Realm	The space between buildings comprising the highways land, footpaths and verges.
Recreation	Recreation includes a many different activities, as a result a concise definition is difficult to establish. For the purposes of this Neighbourhood Plan, recreation can include but is not restricted to the following types of activity; spending time outdoors, informal games and play, walking and cycling, sporting activities.
Street scene	Elements which comprise the street environment, including roadways, pavements, street furniture etc.
Sustainable Development	The Bruntland Report provides the accepted definition of sustainable development as 'Development that meets the needs of the present without compromising the ability of future generations to meet their own needs' (WCED, 1987). The principle of sustainable development may be broadly described as encompassing social, environmental and economic issues, and also entailing concern with intra-generational and inter-generational themes.
Sustainable Urban Drainage (SUDs)	A series of processes and design features to drain away surface water in a sustainable manner.

8. Appendix

- A. Proposals Map
- B. Local Green Space Assessment Table
- C. ~~Designated and non-designated Heritage Assets~~ Listed Buildings
- D. List of projects for Community Infrastructure Levy
- ~~E. Conservation Area – proposed new areas and properties~~
- ~~F.~~ E. Conservation Area – map of original boundary and proposed new boundary

PROPOSALS MAP

LEGEND

Settlement boundary

River Tame

★ Community Facilities

Registered Listed Buildings

Local Green Spaces

→ Congested due to parked cars

Narrow Roads

A513

Village core

Residential areas

Local Green Space Key

1 - Giants Garden

2 - Walled Garden

3 - St. Peters Church Grounds

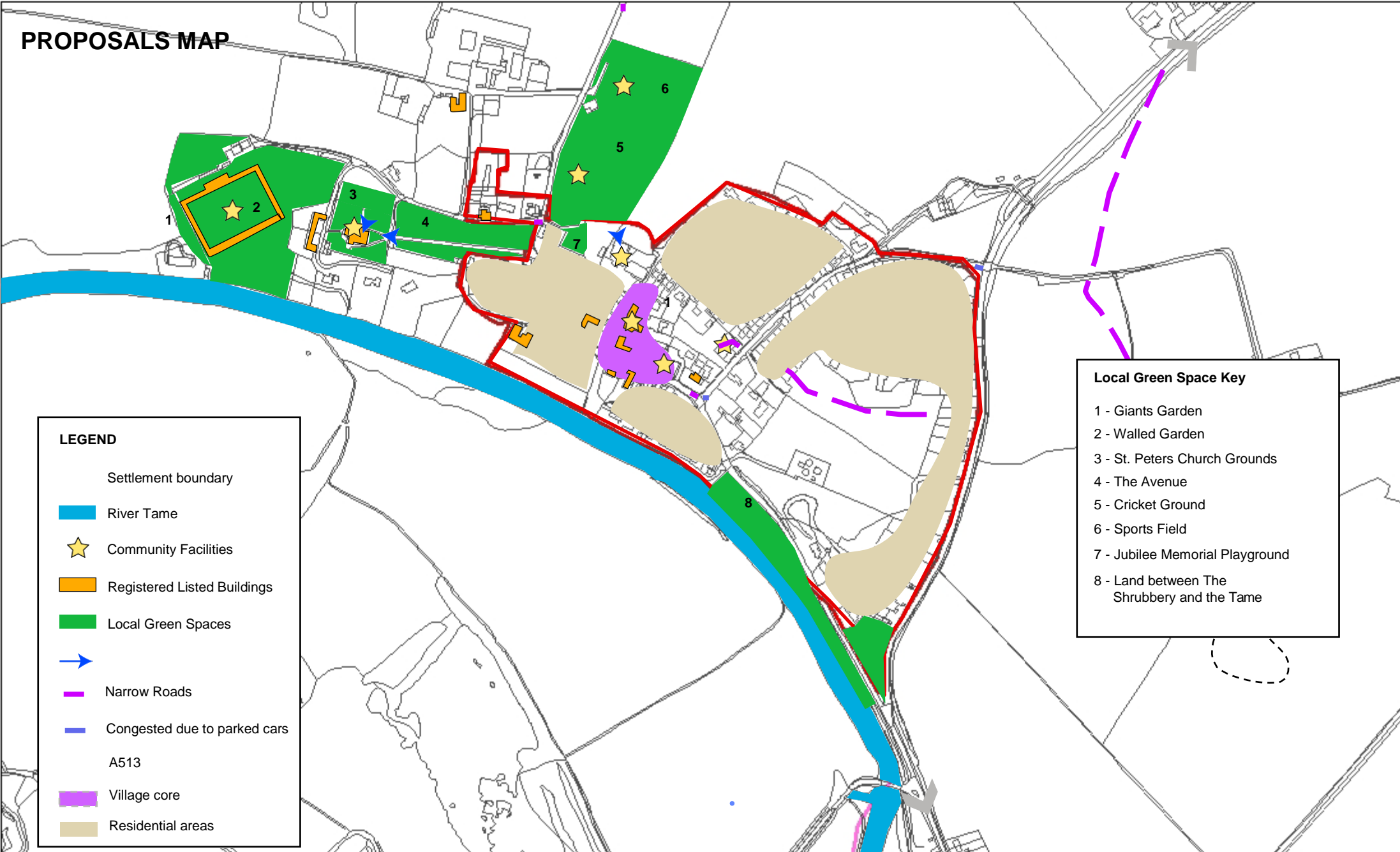
4 - The Avenue

5 - Cricket Ground

6 - Sports Field

7 - Jubilee Memorial Playground

8 - Land between The Shrubbery and the Tame



Assessment of open spaces in Elford against the criteria for protection as Local Green Spaces

Site Number	Name of site	Criteria 1: Reasonable distance	Criteria 2: Special Character					Criteria 3: Not being extensive tracts of land.	Fulfilling LGS Criteria
			Beauty	Historic significance	Recreational value	Tranquility	Rich in wildlife		
1	Giants Garden	yes	Yes, this is an attractive public garden which also forms part of the historic Walled Garden	Yes, adjoins forms part of the historic Walled Garden	Yes, the garden is visited and walked through by residents as well as visitors to the village	Yes, the garden is on the edge of the village facing out to the countryside and therefore in a quiet location	Yes, the many plants and flowers attracts insects and animals	Yes	Yes
2	Walled Garden	Yes	Yes, the Walled Garden contains many attractively planted beds	Yes, the wall around the Walled Garden is Grade II listed	Yes, the Walled Garden is used for a variety of activities by residents and visitors and is walked around	Yes, the garden is on edge of the village and the wall encloses the botanical beds within it, creating a calm environment	Yes, the many plants within the garden provide for insects and in turn benefit the local wildlife	Yes	Yes
3	St Peter's Church	Yes	Yes, the Church and its surroundings are an attractive asset of the parish	Yes, the Church is a Grade II listed building	-	Yes, the Church is situated on the edge of the village and is in tranquil surroundings	-	Yes	Yes
4	The Avenue	Yes	Yes, The Avenue consists of a row of attractive mature trees leading up to the church	-	-	Yes, site is lined with trees and shrubs which provide a pleasant and peaceful walking route leading to the church	-	Yes	Yes
5	Cricket Ground	Yes	-	-	Yes, site is used for cricket	-	-	Yes	Yes
6	Sports Field	Yes	-	-	Yes, site is used for sports such as football	-	-	Yes	Yes
7	Elford Jubilee Memorial Playground	yes	-	-	Yes, site is a children's playing area with equipment	-	-	Yes	Yes
8	Land between the Shrubbery and the river Tame	Yes	Yes, the stretch of trees next to the river creates a picturesque location in the village	-	Yes, people take walks along the river and picnic along the grassed area	Yes, the site is a quiet area next to river	Yes, site is next to the river which is important for the wildlife of the river. In addition, numerous trees and shrubs are present on the site, which benefit local wildlife	Yes	Yes
9	Landoff the Beck	Yes	Yes, this field acts as an attractive gateway to the village	-	-	-	Yes, wildflowers grow on the field during summer months which attract insects and benefit the local wildlife	Yes	Yes

Appendix C. ~~Designated and non-designated Heritage Assets in Elford~~ Listed Buildings

Table 1: ~~Designated Assets~~ Listed Buildings

Heritage Asset	Grade
Park Farmhouse	II
Black and White Cottage	II
Former Smithy	II
Avenue House	II
The Coach Houses	II
Church of St Peter	II*
The Cottage	II
Elford Low Farmhouse	II
Merepitts Farmhouse	II
Millhouse	II
Elford Bridge West	II
Elford Park Farmhouse	II
Crown Cottage	II
Home Farmhouse	II
Elford Bridge East	II
Elford Post Office	II
The Crown Inn	II
The Old Rectory	II
Upfields Farmhouse	II
The Forge	II
The Arches	II
The Garden Wall on North Boundary of Garden of The Old Rectory	II
Kitchen Garden Walls to Former Elford Hall	II
Barn and Stables Approximately 10 Yards Southeast of Elford Park Farmhouse	II
Former Stables Approximately 20 Yards Southeast of Elford Park	II

Key Heritage Assets:

The following key considerations are raised in relation to matters of heritage within the Parish of Elford:

- ~~The Parish includes a wealth of heritage assets including those that are designated as listed buildings. These heritage assets and their settings will be required to be preserved or enhanced by new development.~~ The Parish includes a wealth of heritage assets including those that are designated as listed buildings whose setting will be required to be preserved and enhanced by new development;
- ~~The Conservation Area Appraisal and Management Plan was adopted on 14 July 2015. It identifies a series of key spaces and views/vistas that are important to the character or appearance of the conservation area. The draft Conservation Area Appraisal and Management Plan identifies a series of key spaces and key views / vistas important to the character and appearance of the conservation area;~~
- The historic environment record and a study of historical mapping shows that much of the village of Elford to the north-east is post-war whilst the area adjacent to the river is the traditional core of the village;
- The landscape is an important historical asset, offering links to the cultural heritage and showing a number of features that demonstrate the working of the landscape since mediaeval times;
- The scattered farmsteads, mainly from the Georgian and Victorian period, are an important heritage feature

Table 2: Non-designated Heritage List - Schedule of ~~properties proposed for local listing~~locally-listed properties:

Road	Property
Brickhouse Lane	New cottage
Burton Road	The Mount Hill Cottage Elford House (inc. 1,2,3,4 Elford House, East Wing) Elford House and West Wing Elford House Elford Lodge The Stables, Elford House The Cottage, Elford House
Church Road	Elford Hall Community Project Pimlico Cottage The Woodyard Box Cottage Church Gate Cottage Arthur Cottage Elford Lodge The Wickets Bagot House Tithe Barn
Clements Lane	Clements Cottage
Eddies Lane	Webbs Farmhouse
The Beck	Homestead (no. 8) No. 22 No. 41, 43, 45, 47, 51, 53 & 55 Yew Tree (numbers 59-61)
The Gardens	Haycroft Tanglewood Garden Cottage
The Green	Numbers 1, 2 & 3
The Shrubbery	The Warren Beck House
The Square	Howard Primary School The Old School House Drey House Numbers 1, 2, 3 & 4

Appendix D. List of projects which monies from Community Infrastructure Levy (CIL) will be directed towards. Contributions sought within respective sections of this Plan can also go towards these projects

- Howard Primary School
- Sportsfield and Cricket Ground
- Sports, Leisure and Multi Use Games facilities
- Footpaths and Directional Signs
- Improvement of Amenity Areas.

~~Appendix E. Conservation Area Amendments as stated by the Elford Conservation Area Appraisal and Management Plan (2014)~~

~~An alteration to the boundary of the conservation area was proposed as part of the 2014 Conservation Area Appraisal and Management Plan. During 2017 this was taken forward and it is hoped that in due course, this extension is adopted. In the interim, the extension proposal stands as a strong material consideration.~~

~~The boundary will be changed to include the following properties and areas.~~

- ~~● i) Burton Road; Gold Acre, Skip Hill House, Guinea Garden, Stone Setts, The Mount, Hillside, Hill Cottage~~
- ~~● ii) Land north of The Shrubbery and south of Webbs Farm~~
- ~~● iii) Eddies Lane; Webbs Farmhouse~~
- ~~● iv) Clements Lane; Clements Cottage~~
- ~~● v) The Beck; Numbers 22 and 24, Numbers 41-57 (odd), Yew Tree (59-61)~~
- ~~● vi) Land to north-west of number 57 The Beck~~
- ~~● vii) The Green; Numbers 1, 2 and Green Cottage (3)~~
- ~~● viii) Land at The Green~~
- ~~● ix) Land at the corner of Burton Road and The Beck~~

[Insert] CONSERVATION AREA MAP